

PETITION FOR SPECIAL HEARING 84-85-SPH
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for parking in a residential zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature

Legal Owner(s):
CHADWICK MANOR SHOPPING CENTER
(Type or Print Name)
Signature
(Type or Print Name)
Signature

700 FAIRMOUNT AVE. 823-0637
Address Phone No.
TOWSON, MD 21204
City and State

Name, address and phone number of legal owner or tract purchaser or representative to be contacted:
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of October, 1983, at 11:00 o'clock A.M.

Carl J. Jones
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW/S Newcastle Rd., 441' NW of Fairbrook Rd., 1st District
OF BALTIMORE COUNTY
CHADWICK MANOR SHOPPING : Case No. 84-85-SPH
CENTER, Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 12th day of September, 1983, a copy of the foregoing Order was mailed to Anthony P. Rubino, Vice-President, Chadwick Manor Shopping Center, 700 Fairmount Avenue, Towson, MD 21204, Petitioner.

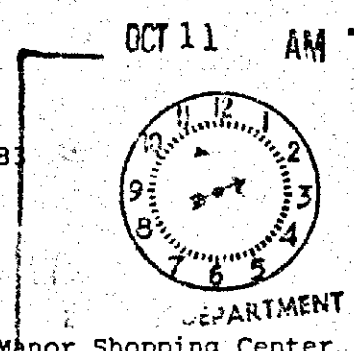
John W. Hession, III
John W. Hession, III

MICROFILMED

Chadwick Manor

700 FAIRMOUNT AVENUE • TOWSON, MARYLAND 21204 • (301) 823-0637

October 7, 1983



Mrs. Jean M. Jung
Deputy Zoning Commissioner
Baltimore County Office of Planning & Zoning
Towson, Maryland 21204

Re: Chadwick Manor Shopping Center
Case #84-85-SPH

Dear Mrs. Jung:

On Tuesday, October 4, 1983, I was present at a Special Hearing conducted by you. The hearing was held, at my request, so that I could present my case for your consideration to permit an area presently zoned DR 5.5 to be used for parking.

In response to your instructions that attention be given to areas on the site plan that did not show as landscaped areas, I have done the following:

1. On the enclosed site plan I have indicated in red, Landscape Areas "A" and "B".
2. In these two areas I will plant an appropriate dense screen planting that is capable of surviving in the existing soil.

Both these areas are outside the land area for which this request was made. In reviewing the property, I find that your suggestion that I give consideration to these areas, has merit.

Landscaping these areas will enhance the overall appearance of the center, and I am prepared to include this in the landscaping plan.

Thank you for your courtesy.

Very truly yours,
CHADWICK MANOR SHOPPING CENTER

Anthony P. Rubino
Vice President

APP:bcb
En. 16.

CC: Mr. Donald Shook
1928 Brookdale Road
Baltimore, Maryland 21207

MICROFILMED



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 26, 1983

Mr. Anthony P. Rubino, Vice-President
Chadwick Manor Shopping Center
700 Fairmount Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NW/S Newcastle Rd., 441' NW of Fairbrook Rd. - 1st Election District
Chadwick Manor Shopping Center - Petitioner
NO. 84-85-SPH (Item No. 16)

Dear Mr. Rubino:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Arnold Jablon
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Donald Shook
1928 Brookdale Drive
Baltimore, Maryland 21207

Mr. William Kautz
1719 Newcastle Road
Baltimore, Maryland 21207

John W. Hession, III, Esquire
People's Counsel

RALPH DECHIARO ENTERPRISES, INC.

June 29, 1983

Mr. James E. Dyer
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Chadwick Manor Shopping Center

Dear Mr. Dyer:

We are enclosing herewith 7 copies of Description, 10 copies of Plat to accompany petition for a parking permit in a residential zone, 3 copies each of the 200' and 1,000' scale zoning maps, memorandum, 3 copies of petition, and check #2030 in amount of \$100.00 payable to Baltimore County.

Very truly yours,

CHADWICK MANOR SHOPPING CENTER
Paul S. Smeton
Paul S. Smeton

PSS:tr

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Administrative Office / 700 Fairmount Avenue / Towson, Maryland 21204 / 301-823-0637

Chadwick Manor

700 FAIRMOUNT AVENUE • TOWSON, MARYLAND 21204 • (301) 823-0637

MEMORANDUM FOR PARKING REQUEST IN A RESIDENTIAL ZONE

This request to allow off-street parking in a DR 5.5 Zone is being made for several reasons.

First, the Zoning Regulations of Baltimore County recognizes that a properly screened off-street parking area can act as a buffer between commercial and residential development, and is allowed as a matter of right in a residential zone.

Secondly, the subject tract has remained idle and vacant for many years and is contiguous to and part of the Chadwick Shopping Center. The property cannot economically be developed under its current residential zoning due to the inherent conditions of the land (rock close to the surface requiring blasting for utility trenches and house foundations), and the need to extend a cross street between Newcastle Road and Brookdale Road in order to develop the land.

Therefore, the highest and best use that can be made of this land is to allow it to be supportive to the Chadwick Shopping Center. This will be accomplished by maintaining a 75 foot buffer area from the adjacent residential properties; said buffer will be landscaped and in essence will become passive open space between the shopping center and the surrounding residential properties.

Granting the parking permit will furthermore increase the tax base of Baltimore County by allowing the improvements and consequently allowing the expansion of the shopping center which will provide more services to the immediate community. This in turn will lessen the traffic impact on both Security Boulevard and Rolling Road.

MICROFILMED

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Cable KIDENGR
Telex 97709
1020 Cornwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5500

DESCRIPTION

2.2552 ACRE PARCEL, NORTHWEST SIDE OF NEWCASTLE ROAD, 441 FEET
NORTHWEST OF FAIRBROOK ROAD, BALTIMORE COUNTY, MARYLAND

This description is for a Parking Permit in a residential D.R.-5.5 Zone.

Beginning on the northwest side of Newcastle Road at the division line between the area zoned BL-CNS and the area zoned D.R.-5.5, said beginning point being distant 441 feet more or less, as measured northerly and westerly along the northerly side of said Newcastle Road, from the northwest side of Fairbrook Road, running thence binding on the northwest side of said Newcastle Road, two courses, (1) S 39°18'30" W 133.41 feet and (2) southwesterly by a curve to the right with a radius of 168.85 feet, the arc distance of 47.84 feet, thence binding on the southwesterly outline of the land for Chadwick Shopping Center, five courses, (3) N 34°27'30" W 121.46 feet, (4) S 86°57'00" W 62.39 feet, (5) N 59°21'50" W 175.00 feet, (6) N 30°38'10" E 123.54 feet and (7) N 07°06'00" W 105.55 feet to the southeast side of Brookdale Road, thence binding thereon (8) northeasterly by a curve to the left with a radius of 290.00 feet, the arc distance of 176.43 feet to a point on said zoning line, thence binding on said zoning line (9) S 29°35'32" E 391.37 feet to the place of beginning.

Containing 2.2552 acres of land.

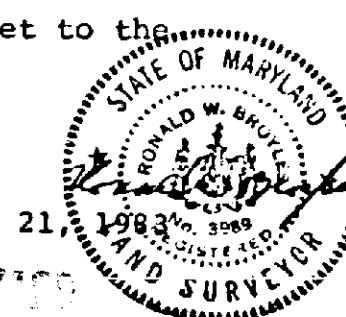
RWB:new

J.O. 01-66103

W.O. 2913 C

June 21, 1983

ENGINEERS • ARCHITECTS • PLANNERS



PETITION FOR SPECIAL HEARING

1st Election District

ZONING:

Petition for Special Hearing

LOCATION:

Northwest side Newcastle Road, 441 ft. Northwest of Fairbrook Road

DATE & TIME:

Tuesday, October 4, 1983 at 11:00 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for parking in a residential zone

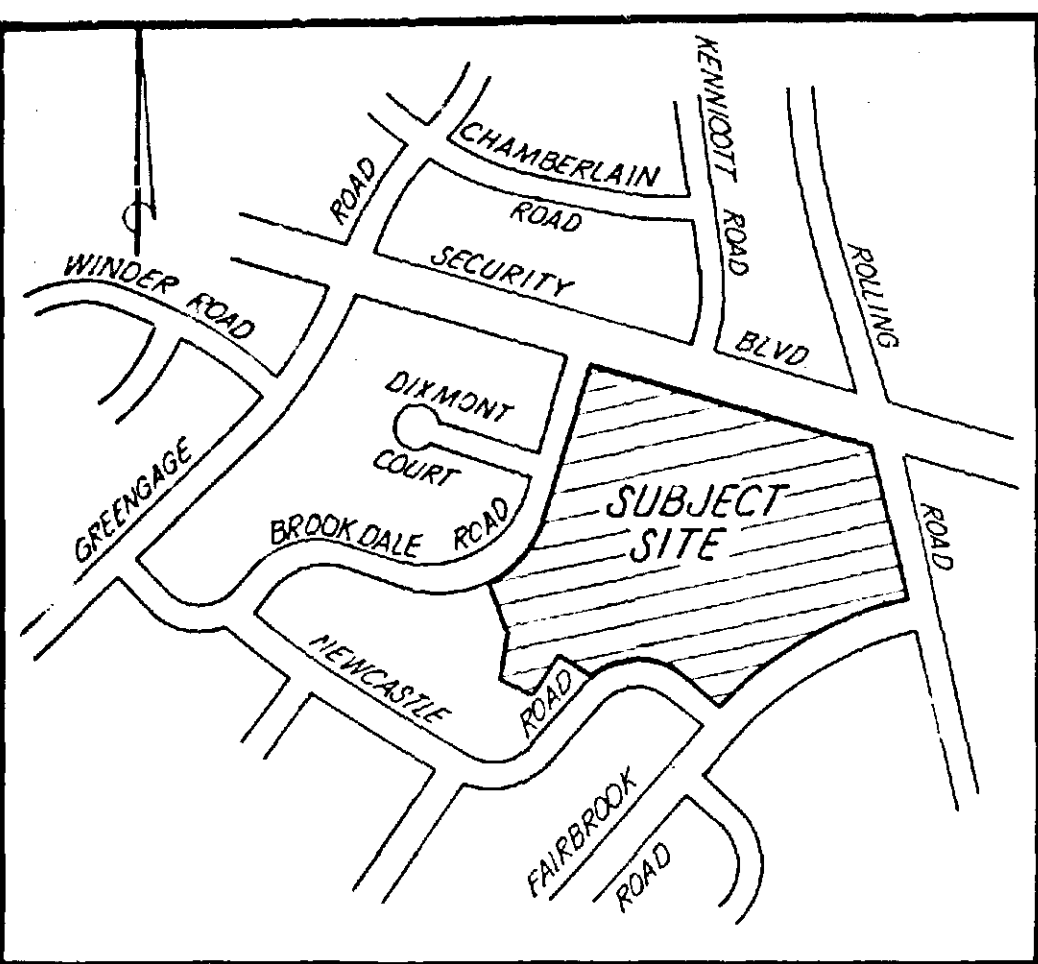
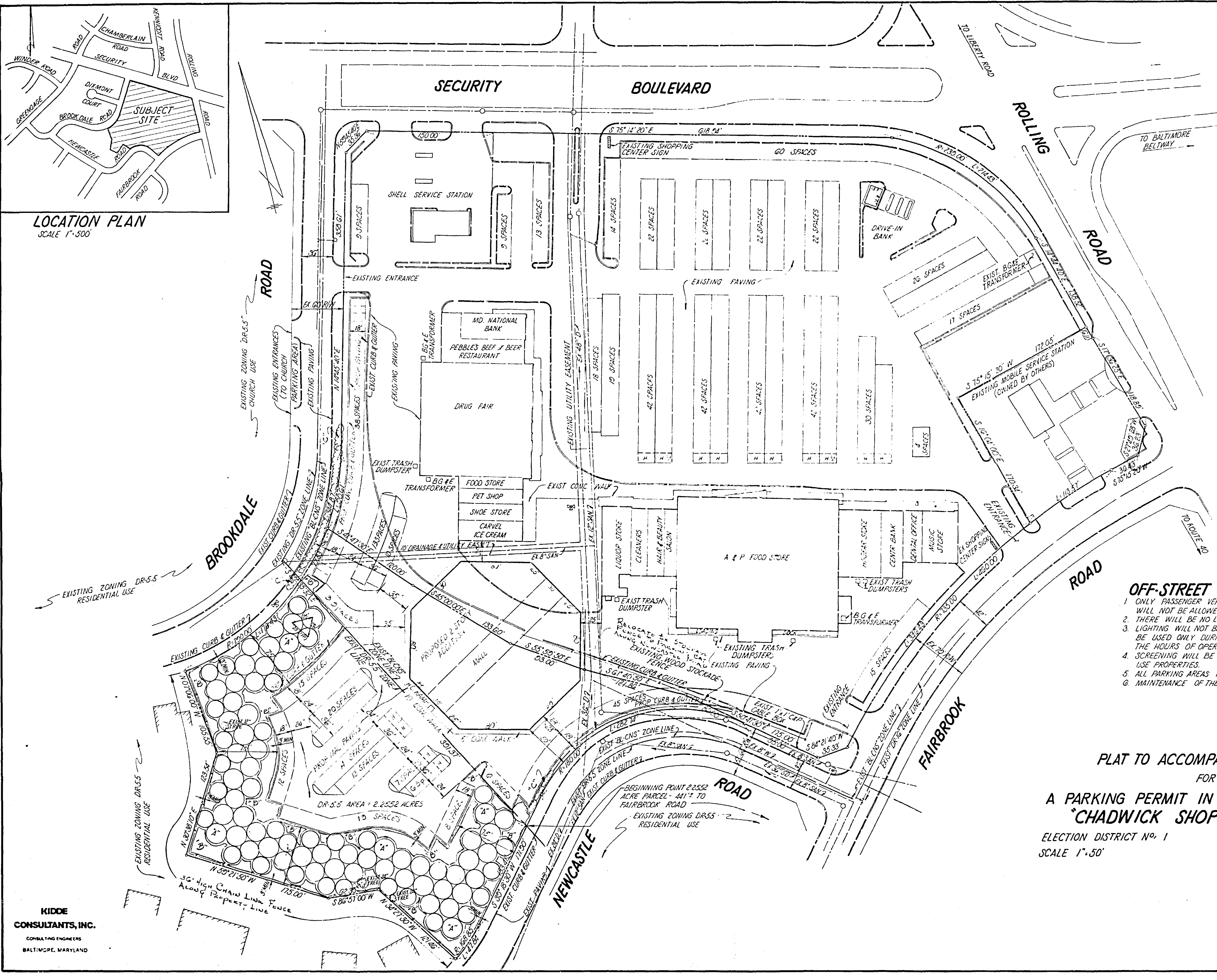
All that parcel of land in the First Election District of Baltimore County

Being the property of Chadwick Manor Shopping Center, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED



- ### LANDSCAPE SCHEDULE
- A. PINUS STROBUS (EASTERN WHITE PINE) - 4'-6' IN HEIGHT, 25' CENTER TO CENTER, APPROX. QUANTITY = 86 (MIN. REQ'D = 60; 70% OF 86 TREES REQ'D)
- B. GROUND COVER
COTONEASTER DAMMERI (BEARBERRY)
PACHYSANDRA (JAPANESE SPURGE)
* VINCA MINOR (PERIWINKLE)
JUNIPERUS HORIZONTALIS (WAKEGAM JUNIPER)
GRASS SOD
* GROUND COVER TO BE SELECTED FROM LISTED VARIETIES OR ACCEPTABLE SUBSTITUTE. SPACING VARIABLE.
- C. ABELIA GRANDIFLORA (GLOSSY ABELIA)
4' IN HEIGHT (APPROXIMATE) 4' CENTER TO CENTER (APPROXIMATE QUANTITY = 50)
- NOTE:
ALL TREES TO BE STAKED AND TIED AS NEEDED. TREE AND SHRUB AREAS TO BE MULCHED A MINIMUM 4" DEPTH WITH: PINEBARK, TANROOT OR ACCEPTABLE MATERIAL.

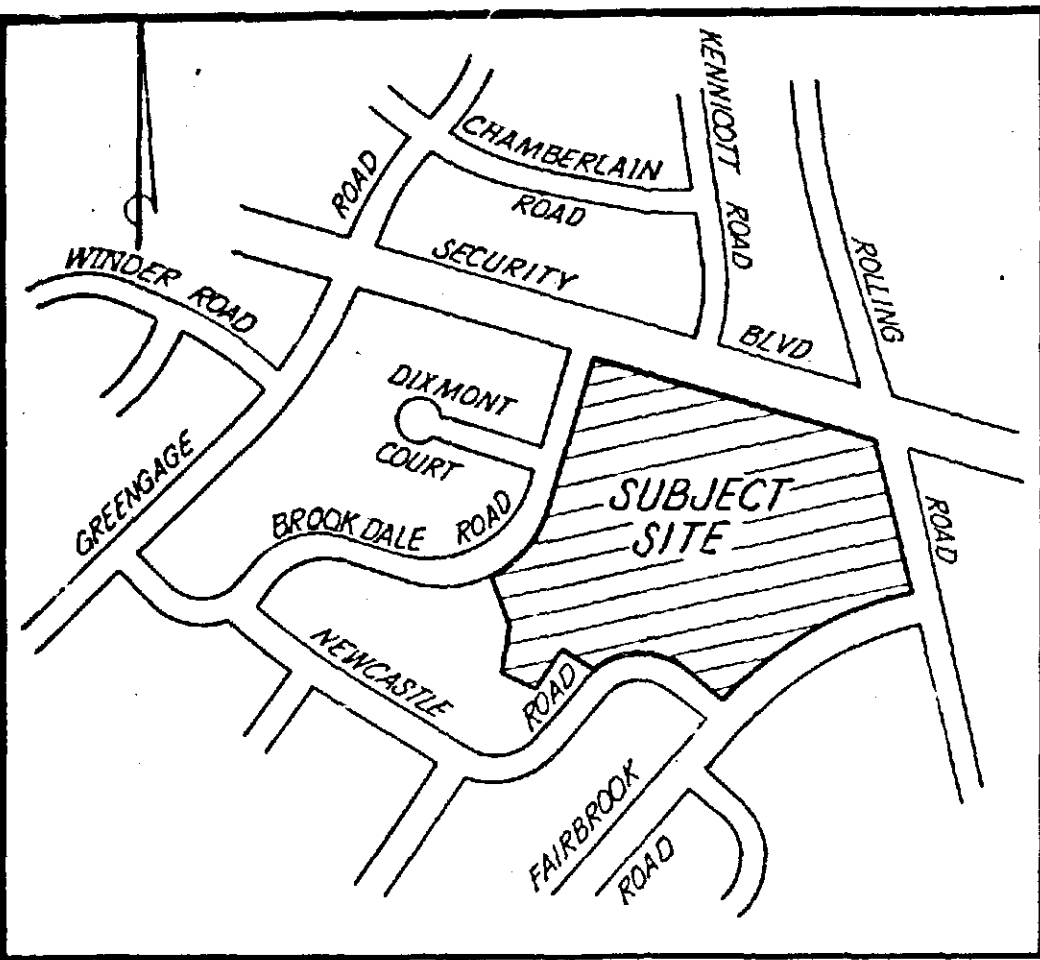
- ### GENERAL NOTES
- TOTAL AREA OF SITE EQUALS 14.0233 ACRES.
 - EXISTING ZONING OF SITE - "BL-CNS" (11.7637 ACRES) AND "DR-5.5" (2.2552 ACRES).
 - EXISTING USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER" (BL-CNS AREA) AND "VACANT LAND" (DR-5.5 & BL-CNS).
 - PROPOSED USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER & OFFICES" (BL-CNS AREA) & OFF-STREET PARKING (DR-5.5 AREA).
 - OFF-STREET PARKING DATA
A. EXISTING RETAIL FLOOR AREA - 68,214^{sq} REQUIRING 3411 SPACES.
B. EXISTING BANK & MEDICAL AREA - 6,588^{sq} REQUIRING 22 SPACES.
C. EXISTING RESTAURANT AREA - 4,428^{sq} REQUIRING 88.6 SPACES.
D. PROPOSED RETAIL FLOOR AREA (INCLUDING MALL) - 30,902^{sq} REQUIRING 154.5 SPACES (1/2000').
E. PROPOSED OFFICE AREA 2nd FLOOR - 25,108 SQ. FT. REQUIRING 50.2 SPACES (1/2000').
F. TOTAL SPACES REQUIRED = 656.4 = 657 SPACES.
G. TOTAL SPACES PROPOSED = 724 SPACES.
H. SITE IS LOCATED IN THE DEAD RUIN - GWYNNS FALLS DRAINAGE AREA.
I. PUBLIC UTILITIES EXIST AT THE SITE.

- ### OFF-STREET PARKING NOTES
- ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA. BUSES AND TRUCKS WILL NOT BE ALLOWED.
 - THERE WILL BE NO LOADING OR SERVICE BAYS WITHIN THE RESIDENTIAL AREA.
 - LIGHTING WILL NOT BE DIRECTED TOWARDS RESIDENTIAL USE PROPERTIES AND WILL BE USED ONLY DURING HOURS OF POOR VISIBILITY AND IN THE EVENING DURING THE HOURS OF OPERATION OF THE CENTER. (8:00 AM TO MIDNIGHT DAILY)
 - SCREENING WILL BE PROVIDED WHERE THOSE PARKING AREAS FACE RESIDENTIAL USE PROPERTIES.
 - ALL PARKING AREAS WILL BE PAVED AND PROPERLY DRAINED.
 - MAINTENANCE OF THE PARKING AREAS WILL BE PROVIDED BY THE CENTER OWNERS.

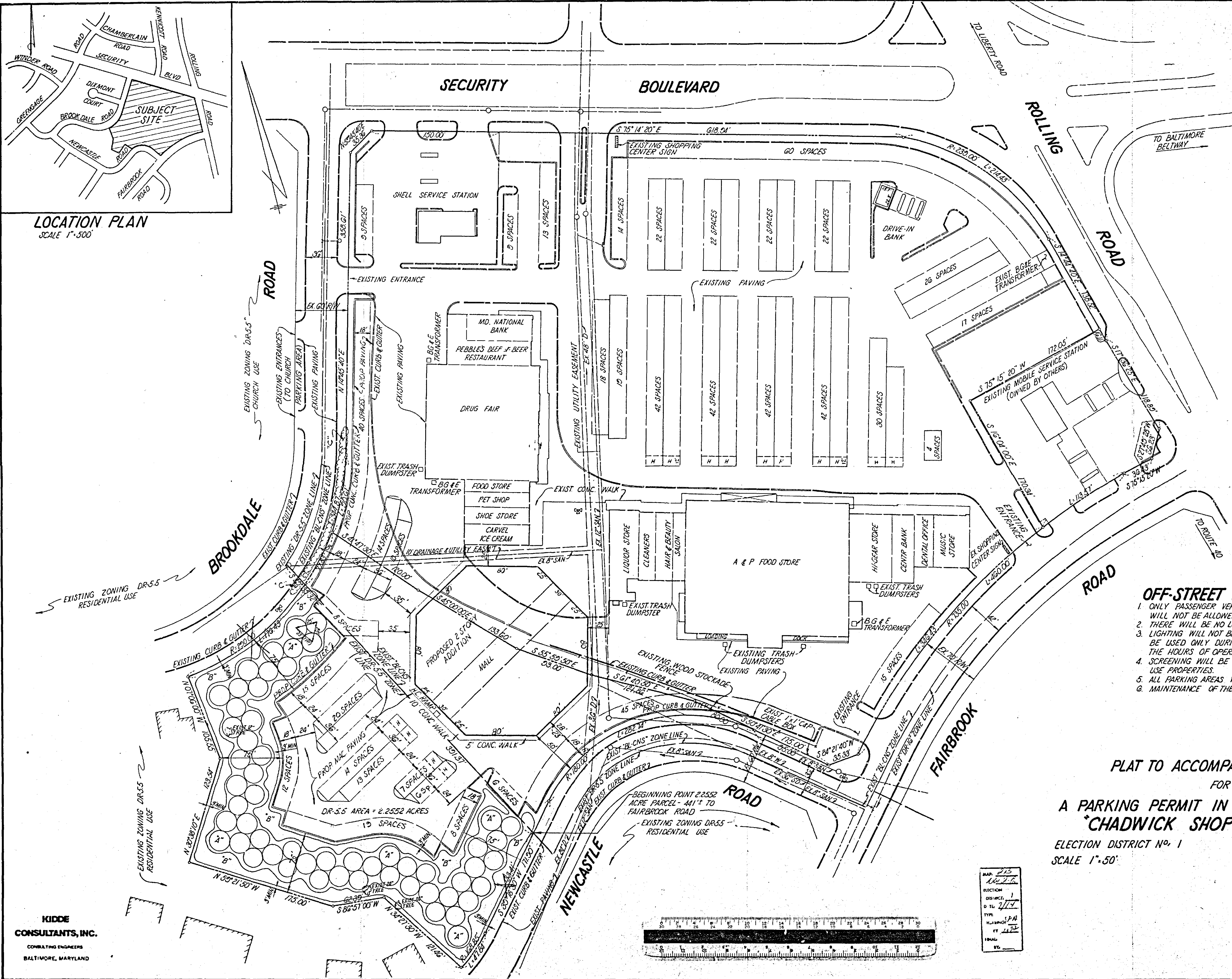
PLAT TO ACCOMPANY PETITION
FOR
A PARKING PERMIT IN A RESIDENTIAL ZONE
"CHADWICK SHOPPING CENTER"
ELECTION DISTRICT NO. 1
BALTIMORE COUNTY, MD.
JUNE 22, 1983
Revised: Sept. 1, 1983
SCALE 1"=50'

KIDDE
CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

REVISED PLANS
SEP 20 1983
ITEM #16



LOCATION PLAN
SCALE 1"=500'



LANDSCAPE SCHEDULE

- A* *Pinus strobus* (EASTERN WHITE PINE)
4'-6" IN HEIGHT, 25' CENTER TO CENTER
(APPROXIMATE QUANTITY - 50)
- B* **GROUND COVER**
COTONEASTER DAMMERI (BEARBERRY)
PACHYSANDRA (JAPANESE SPURGE)
* VINCA MINOR (PERIWINKLE)
JUNIPERUS HORIZONTALIS (HAUKEGAN JUNIPER)
GRASS SOD
* GROUND COVER TO BE SELECTED FROM LISTED VARIETIES OR ACCEPTABLE SUBSTITUTE, SPACING VARIABLE.
- C* *Abelia grandiflora* (GLOSSY ABELIA)
4' IN HEIGHT (APPROXIMATE) 4' CENTER TO CENTER
(APPROXIMATE QUANTITY - 50)
- NOTE:
ALL TREES TO BE STAKED AND TIED AS NEEDED. TREE AND SHRUB AREAS TO BE MULCHED A MINIMUM 4" DEPTH WITH: PINEBARK, TANROOT OR ACCEPTABLE MATERIAL.

GENERAL NOTES:

- TOTAL AREA OF SITE EQUALS 14.0235 ACRES.
- EXISTING ZONING OF SITE - "BL-CNS" (11.7637 ACRES) AND "DR-5.5" (2.2552 ACRES).
- EXISTING USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER" (BL-CNS AREA) AND "VACANT LAND" (DR-5.5 & BL-CNS).
- PROPOSED USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER & OFFICES" (BL-CNS AREA) & OFF-STREET PARKING (DR-5.5 AREA).
- OFF-STREET PARKING DATA
A. EXISTING RETAIL FLOOR AREA - 68,244^{sq} REQUIRING 3411 SPACES.
B. EXISTING BANK & MEDICAL AREA - 6,385^{sq} REQUIRING 22 SPACES.
C. EXISTING RESTAURANT AREA - 4,426^{sq} REQUIRING 88 SPACES.
D. PROPOSED RETAIL FLOOR AREA (INCLUDING MALL) - 30,202^{sq} FT. REQUIRING 154.5 SPACES (1/500th).
E. PROPOSED OFFICE AREA 2nd FLOOR - 25,108 SQ. FT. REQUIRING 50.2 SPACES (1/500th).
F. TOTAL SPACES REQUIRED - 656.4 - 657 SPACES.
G. TOTAL SPACES PROPOSED - 713 SPACES.
H. SITE IS LOCATED IN THE DEAD RUN - GWYNNS FALLS DRAINAGE AREA.
- PUBLIC UTILITIES EXIST AT THE SITE.

OFF-STREET PARKING NOTES

- ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA. BUSES AND TRUCKS WILL NOT BE ALLOWED.
- THERE WILL BE NO LOADING OR SERVICE BAYS WITHIN THE RESIDENTIAL AREA.
- LIGHTING WILL NOT BE DIRECTED TOWARDS RESIDENTIAL USE PROPERTIES AND WILL BE USED ONLY DURING HOURS OF POOR VISIBILITY AND IN THE EVENING DURING THE HOURS OF OPERATION OF THE CENTER.
- SCREENING WILL BE PROVIDED WHERE THOSE PARKING AREAS FACE RESIDENTIAL USE PROPERTIES.
- ALL PARKING AREAS WILL BE PAVED AND PROPERLY DRAINED.
- MAINTENANCE OF THE PARKING AREAS WILL BE PROVIDED BY THE CENTER OWNERS.

PLAT TO ACCOMPANY PETITION

FOR

**A PARKING PERMIT IN A RESIDENTIAL ZONE
"CHADWICK SHOPPING CENTER"**

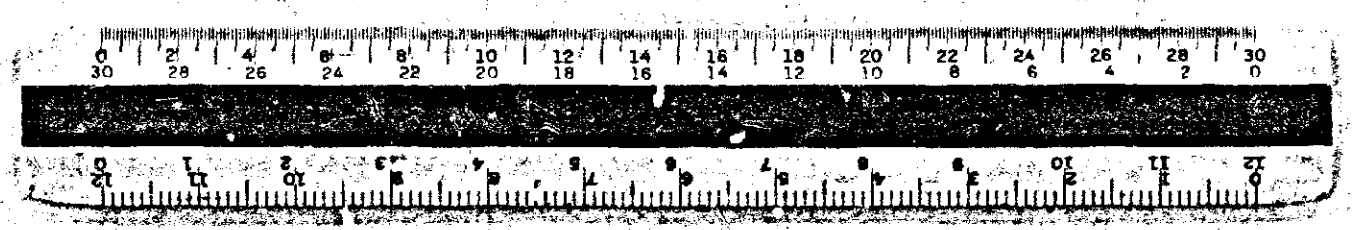
ELECTION DISTRICT NO. 1

BALTIMORE COUNTY, MD.

SCALE 1"=50'

JUNE 22, 1983

**KIDDE
CONSULTANTS, INC.**
CONSULTING ENGINEERS
BALTIMORE, MARYLAND



MAP: 213
DATE: 6/22/83
ELECTION DISTRICT: 1
D. TO: 213
TYPE: PLANNING
BY: JLD
FINAL

Tom #16
Old plot
Richard E. [Signature]
BALTIMORE COUNTY, MD.
JUNE 22, 1983

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that a use permit for off-street parking in a residential zone would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community: and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of October, 1983, that a use permit for off-street parking in a residential zone, in accordance with the site plan prepared by Kidde Consultants, Inc., revised September 30, 1983, and marked Petitioner's Exhibit 1, should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. Compliance with Sections 409.2.c. and 409.4 of the Baltimore County Zoning Regulations.
2. The hours of illumination shall not extend beyond midnight.
3. Trucks, including service, delivery, and trash, shall not park on the D.R. 5.5 portion of the property at any time.
4. Dense screen planting shall be installed in accordance with the letter submitted by Anthony P. Rubino, dated October 7, 1983, and the attached plan filed herein.
5. A revised site plan shall be approved by the Office of Planning and Zoning, including landscaping approved by the Current Planning and Development Division.

John M. H. Jones
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE Oct 26, 1983
BY My Commission Clerk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: September 21, 1983
FROM: Norman E. Gerber
Director of Planning and Zoning
Chadwick Manor Shopping Center
84-85-SPH
SUBJECT: 84-85-SPH

If granted, it is requested that the Order be conditioned to require a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 23, 1983

Mr. Anthony P. Rubino, Vice President
Chadwick Manor Shopping Center
709 Fairmount Avenue
Towson, Maryland 21204

RE: Item No. 16 - Case No. 84-85-SPH
Chadwick Manor Shopping Center
Special Hearing Petition

Dear Mr. Rubino:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property is currently zoned D.R. 5.5 and located to the rear of the existing Chadwick Shopping Center. In view of your proposal to construct a parking lot in this residentially zoned land, this special hearing is required. The additional parking is necessitated by a proposed two story addition to the shopping center.

As I indicated in previous conversations with your engineer, Mr. Dick Smith, the proposed buffer area, located within 75 feet of the parking area, must be in compliance with Section 1801.1B.1b.5 of the Baltimore County Zoning Regulations.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

ENC:bsc
Enclosures
cc: Kidde Consultants, Inc., 1020 Cromwell Bridge Rd 21204

MICROFILMED

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 10, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #16 (1983-1984)
Property Owner: Chadwick Manor Shopping Center
N/W Newcastle Rd. 441' N/W Fairbrook Rd.
Acres: 2.255 District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review for Item 36 of Zoning Cycle IV (October 1972-April 1973) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 16 (1983-1984).

Very truly yours,

Robert A. Weston, P.E.
ROBERT A. WESTON, P.E., Chief
Bureau of Public Services

RAM:EWB:FWR:ss

1-SW Key Sheet
6 NW 27 & 28 Pub. Sheets
NW 2 G Topo
94 Tax Map

Attachment

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

October 12, 1972

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

Mr. F. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #36 (Cycle Zoning IV - Oct. 1972 - April 1973)
Property Owner: Ralph DeChiaro Enterprises, Inc. (G)
1/2 of Newcastle Rd., bet. Fairbrook Rd. and
Brookdale Rd.
Proposed Zoning: D.R. 5.5 and R.L.
Present Zoning: Recluse. from D.R. 5.5 and R.L.
to D.R. 15
District: 1st No. Acres: 3.4527 acres

Dear Sir:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highway Comments:

This property was previously reviewed and processed as Section 58 of Chadwick Manor.

Brookdale Road is an existing 36-foot curb and gutter street on a 60-foot right-of-way.

Newcastle Road is an existing 30-foot curb and gutter street on a 50-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall. The Petitioner's cost responsibilities include the securing of easements and rights-of-way - both onsite and offsite - including the design in due to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Petitioner.

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Item #36 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Ralph DeChiaro Enterprises, Inc. (G)
Page 2
October 12, 1972

Storm Drain Comments: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface water. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control Comments:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, creating private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Water and Sanitary Sewer Comments:

Public water and public sanitary sewer exist to serve this site. This property is in the Road Run - Cwynns Falls sewer area.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENR:NG:SS
1-SW Key Sheet
NW 2 G Topo

MICROFILMED

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3330

STEPHEN E. COLLINS
DIRECTOR

July 28, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 13, 14, 15, 16, 17, 18, 19, and 20 ZAC Meeting of July 12, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 13, 14, 15, 16, 17, 18, 19, and 20.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/cem

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BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 16, Zoning Advisory Committee Meeting of July 12, 1983

Property Owner: Chadwick Manor Shopping Center

Location: NW 1/2 Newcastle Road District 1st

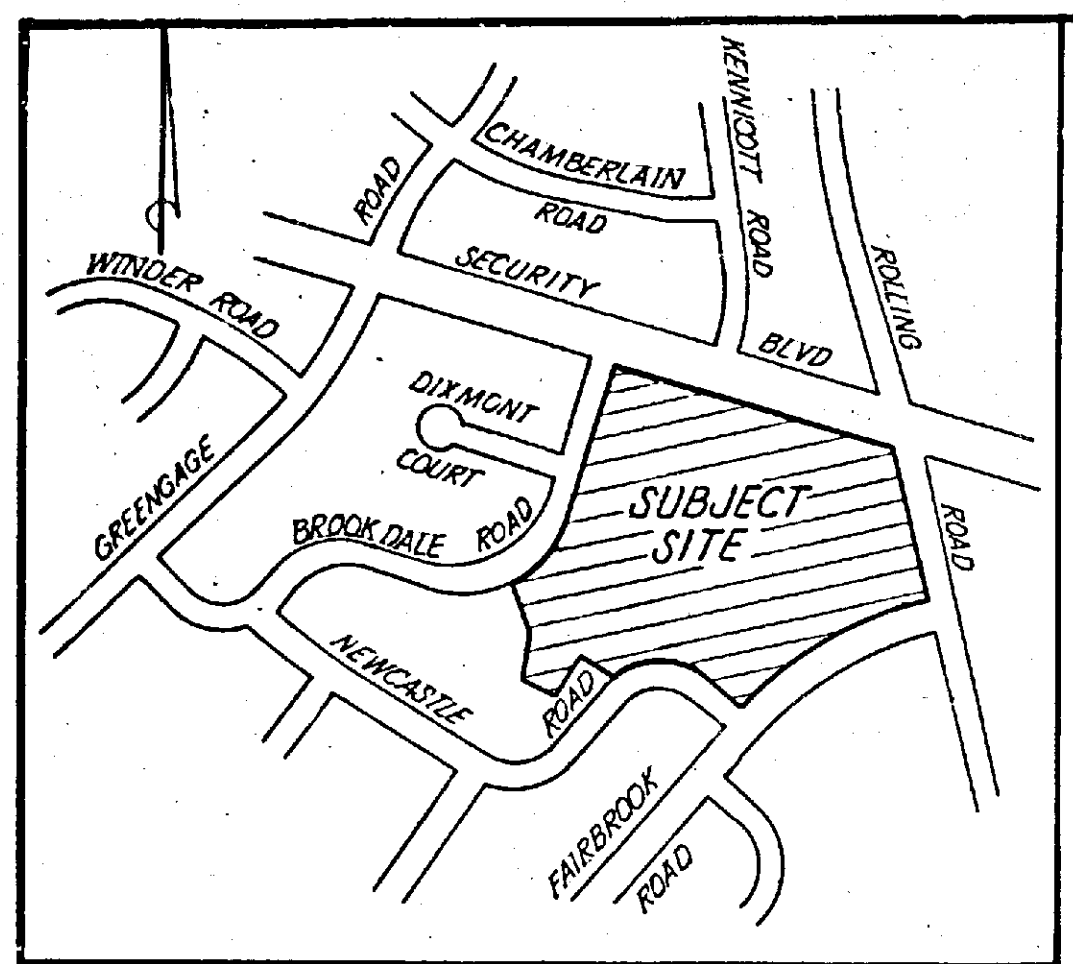
Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

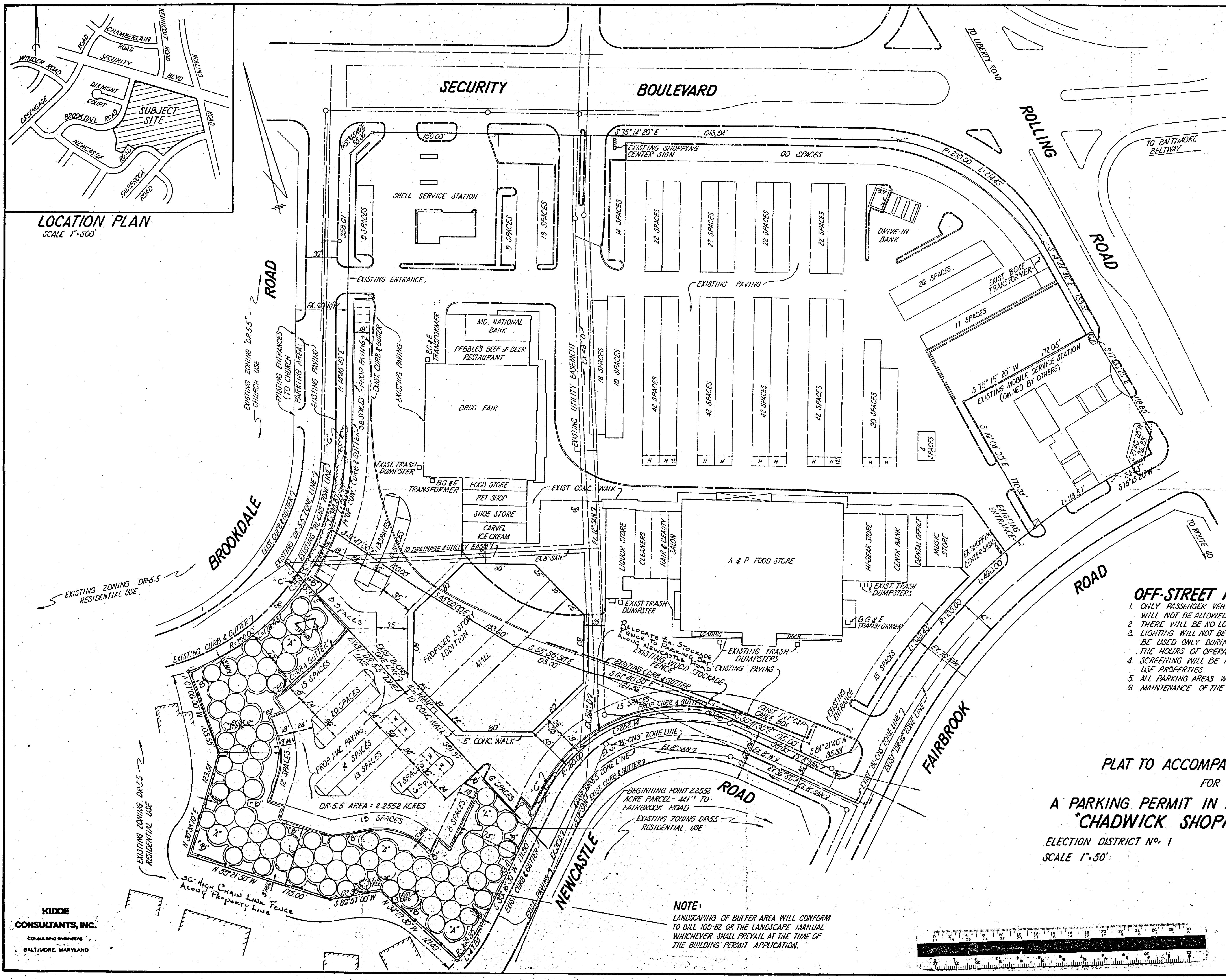
- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method provided for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

MICROFILMED



LOCATION PLAN
SCALE 1"=500'



TYPICAL LANDSCAPE SCHEDULE

- A* PINUS STROBUS (EASTERN WHITE PINE) - 4'-6" IN HEIGHT, 25' CENTER TO CENTER, APPROX. QUANTITY = 8G (MIN. REQ'D = 6G; 70% OF 8G TREES REQ'D)
 - B* GROUND COVER
 - COTONEASTER DAMMERI (BEARBERRY)
 - PACHYSANDRA (JAPANESE SPURGE)
 - VINCA MINOR (PERIWINKLE)
 - JUNIPERUS HORIZONTALIS (WAUKESHA JUNIPER)
 - GRASS SOD
 - * GROUND COVER TO BE SELECTED FROM LISTED VARIETIES OR ACCEPTABLE SUBSTITUTE. SPACING VARIABLE.
 - C* ABELIA GRANDIFLORA (GLOSSY ABELIA) 4' IN HEIGHT (APPROXIMATE) 4' CENTER TO CENTER (APPROXIMATE QUANTITY = 50)
- NOTE:
ALL TREES TO BE STAKED AND TIED AS NEEDED. TREE AND SHRUB AREAS TO BE MULCHED A MINIMUM 4" DEPTH WITH: PINEBARK, TANROOT OR ACCEPTABLE MATERIAL.

GENERAL NOTES

1. TOTAL AREA OF SITE EQUALS 14.0239 ACRES.
2. EXISTING ZONING OF SITE - "BL-CNS" (11.7637 ACRES) AND "DR-5.5" (2.2552 ACRES).
3. EXISTING USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER" (BL-CNS AREA) AND "VACANT LAND" (DR-5.5 & BL-CNS).
4. PROPOSED USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER & OFFICES" (BL-CNS AREA) & OFF-STREET PARKING (DR-5.5 AREA).
5. OFF-STREET PARKING DATA
 - A. EXISTING RETAIL FLOOR AREA = 68,214^{sq} REQUIRING 3411 SPACES.
 - B. EXISTING BANK & MEDICAL AREA = 6,598^{sq} REQUIRING 22 SPACES.
 - C. EXISTING RESTAURANT AREA = 4,428^{sq} REQUIRING 88G SPACES.
 - D. PROPOSED RETAIL FLOOR AREA (INCLUDING MALL) = 30,202^{sq} FT. REQUIRING 154.5 SPACES (1600^{sq}).
 - E. PROPOSED OFFICE AREA 2ND FLOOR = 25,105 SQ. FT. REQUIRING 50.2 SPACES (1600^{sq}).
 - F. TOTAL SPACES REQUIRED = 656.4 = 657 SPACES.
 - G. TOTAL SPACES PROPOSED = 724 SPACES.
6. SITE IS LOCATED IN THE DEAD RUN - GYNNIS FALLS DRAINAGE AREA.
7. PUBLIC UTILITIES EXIST AT THE SITE.

OFF-STREET PARKING NOTES

1. ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA. BUSES AND TRUCKS WILL NOT BE ALLOWED.
2. THERE WILL BE NO LOADING OR SERVICE BAYS WITHIN THE RESIDENTIAL AREA.
3. LIGHTING WILL NOT BE DIRECTED TOWARDS RESIDENTIAL USE PROPERTIES AND WILL BE USED ONLY DURING HOURS OF POOR VISIBILITY AND IN THE EVENING DURING THE HOURS OF OPERATION OF THE CENTER. (8:00 A.M. TO MIDNIGHT DAILY)
4. SCREENING WILL BE PROVIDED WHERE THOSE PARKING AREAS FACE RESIDENTIAL USE PROPERTIES.
5. ALL PARKING AREAS WILL BE PAVED AND PROPERLY DRAINED.
6. MAINTENANCE OF THE PARKING AREAS WILL BE PROVIDED BY THE CENTER OWNERS.

PLAT TO ACCOMPANY PETITION
FOR
A PARKING PERMIT IN A RESIDENTIAL ZONE
"CHADWICK SHOPPING CENTER"

ELECTION DISTRICT No. 1
SCALE 1"=50'

BALTIMORE COUNTY, MD.

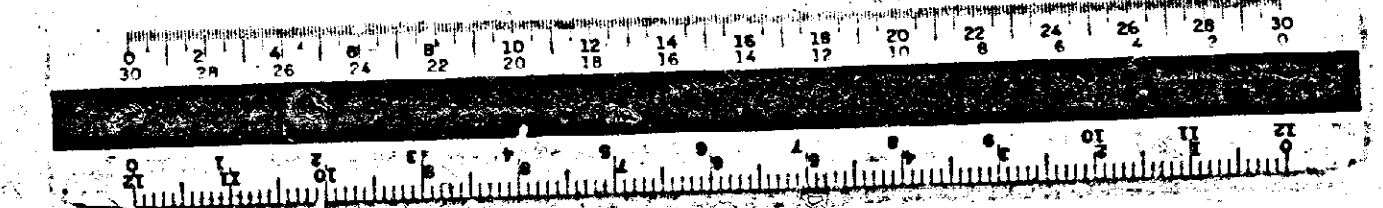
JUNE 22, 1983

REVISED: SEPT. 1, 1983

SEPT. 30, 1983

Handwritten signatures and stamps:
#16
Revised Plans
Oct. 3, 1983
[Official Seal]

NOTE:
LANDSCAPING OF BUFFER AREA WILL CONFORM TO BILL 100-82 OR THE LANDSCAPE MANUAL WHICHEVER SHALL PREVAIL AT THE TIME OF THE BUILDING PERMIT APPLICATION.



KIDDE
CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

PETITION FOR
SPECIAL HEARING
1st Election District

ZONING: Petition for Special Hearing

LOCATION: Northwest side Newcastle Road, 441 ft. Northwest of Fairbrook Road

DATE & TIME: Tuesday, October 4, 1983 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit for parking in a residential zone.

All that parcel of land in the First Election District of Baltimore County

Beginning on the northwest side of Newcastle Road at the division line between the area zoned EL-ONS and the area zoned D.R.-4.5, said beginning point being distant 441 feet more or less, as measured northerly and westerly along the northerly side of said Newcastle Road, from the northwest side of Fairbrook Road, running thence binding on the northwest side of said Newcastle Road, two courses, (1) S 89°12'30" W 133.41 feet and (2) S 89°12'30" W 133.41 feet and to the right with a radius of 168.85 feet, the arc distance of 47.84 feet, thence binding on the southwesterly outline of the land for Chadwick Manor Shopping Center, five courses, (3) N 34°27'30" W 121.48 feet, (4) S 86°07'00" W 62.39 feet, (5) N 19°21'50" W 175.00 feet, (6) N 30°38'10" E 128.54 feet and (7) N 07°08'00" W 106.55 feet to the southeast side of Brookdale Road, thence binding thereon (8) northeasterly by a curve to the left with a radius of 360.00 feet, the arc distance of 278.43 feet to a point on said zoning line, thence binding on said zoning line (9) S 28°36'32" E 391.37 feet to the place of beginning.

Containing 2.2552 acres of land. Being the property of Chadwick Manor Shopping Center, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Sept. 15

84-85-SPH

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 15, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 14th day of October, 1983, the first publication appearing on the 15th day of September, 1983.

THE JEFFERSONIAN,

L. Frank Strickland Manager

Cost of Advertisement, \$ 39.75

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-85-SPH

District 1st

Date of Posting Sept 16-83

Posted for: Special Hearing

Petitioner: Chadwick Manor Shopping Center

Location of property: NW/4 of Newcastle Rd. 441' NW of Fairbrook Rd

Location of Signs: 1 sign NW/4 side of Newcastle Rd. in front of subject site.

#2 sign east side of Brookdale Rd in front of subject site.

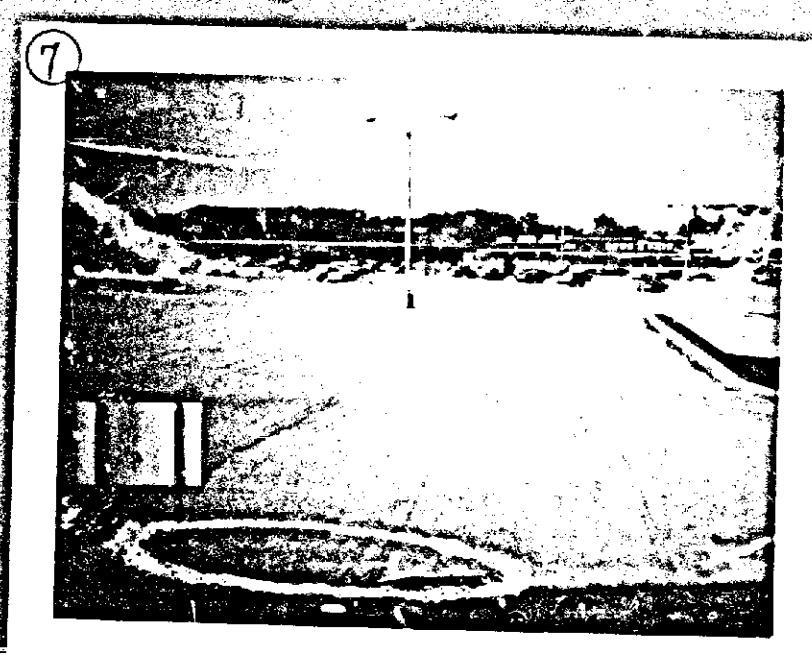
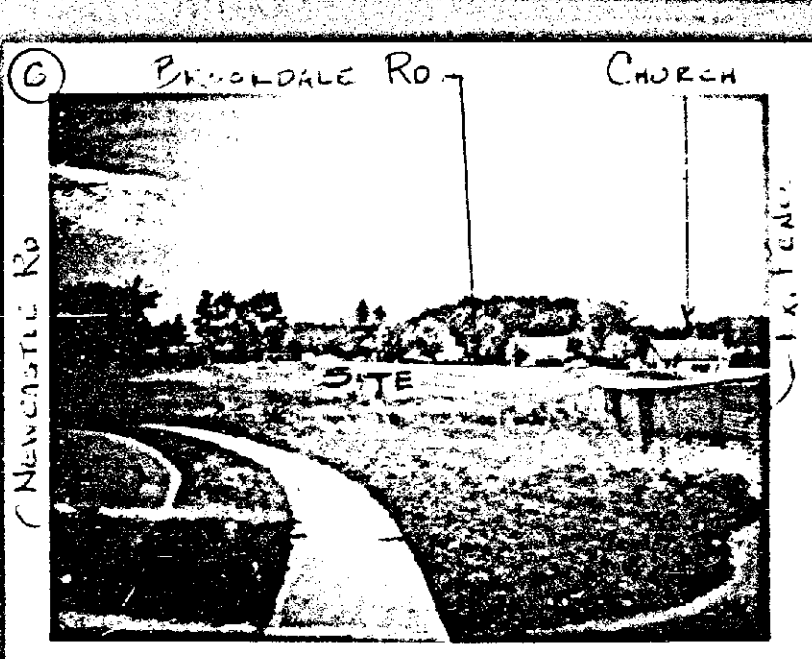
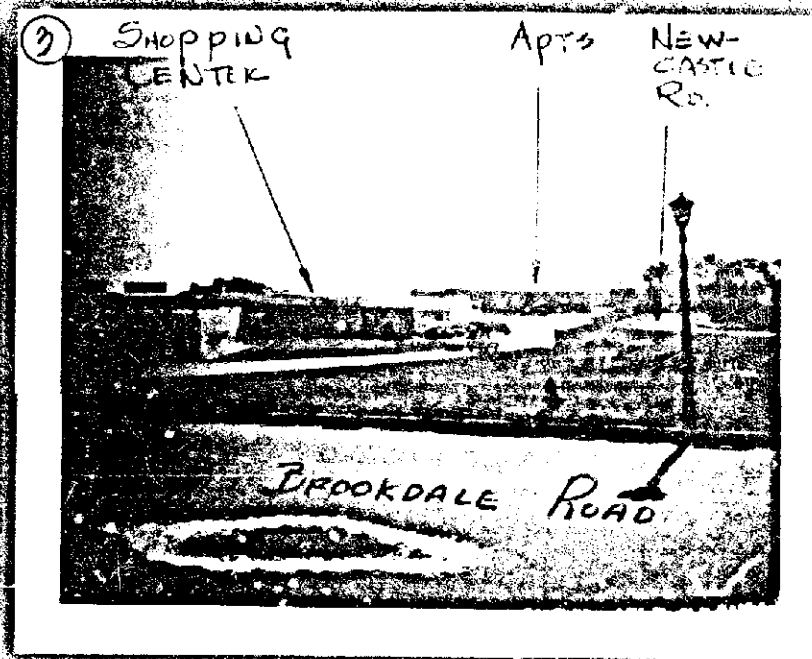
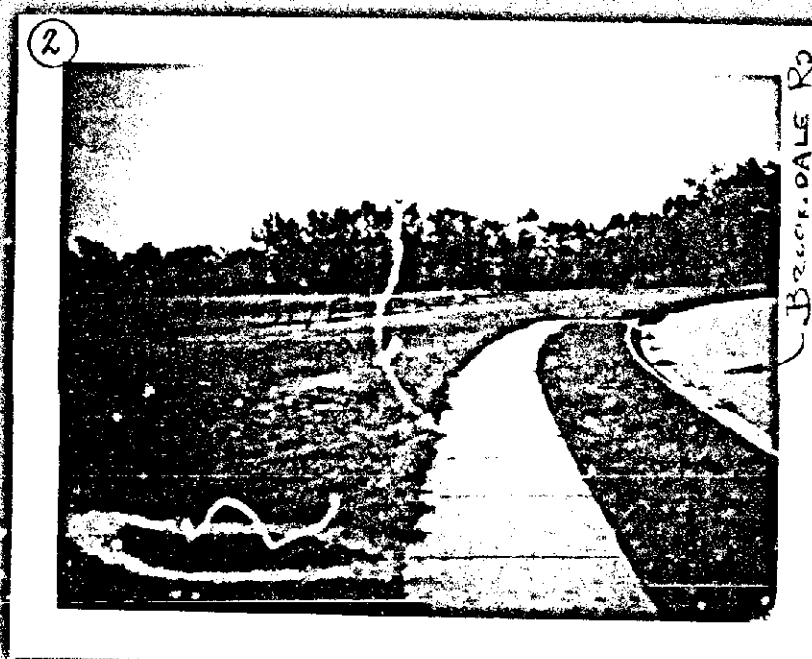
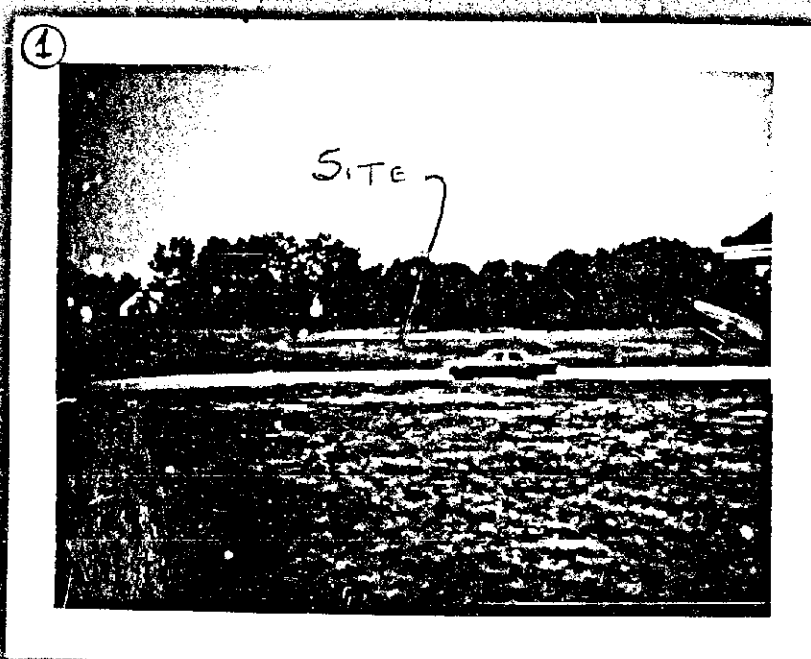
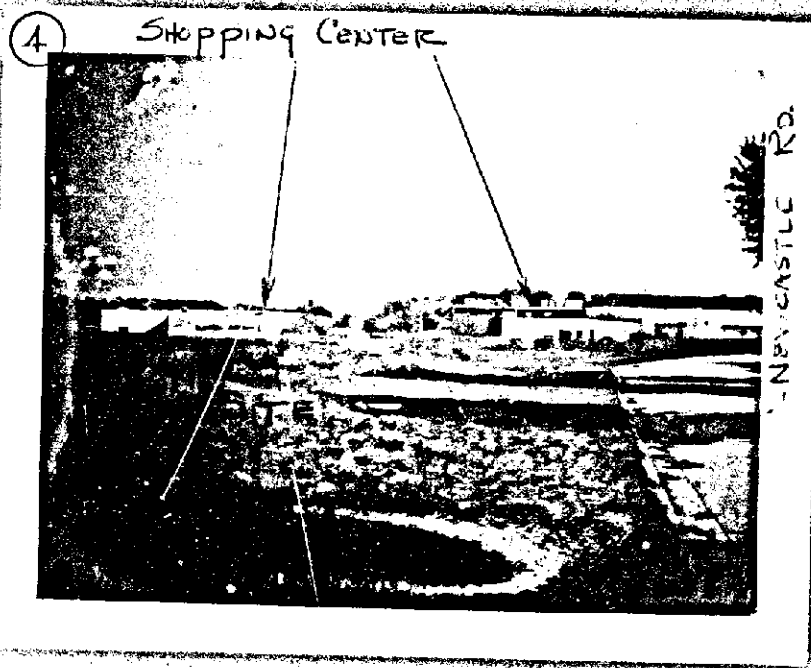
Remarks:

Posted by *[Signature]*

Signature

Date of return Sept 23, 1983

Number of Signs: 2



WNP/bp

- MICROFILMED 110 chapters: 100
Bab. 1-100

- MICROFILMED**

- | | |
|----------------------------------|----------------------------------|
| NAME <u>Linda Shook</u> | NAME <u>Donald J. Shook</u> |
| <u>1988 Brookdale Rd</u> | <u>1928 Brookdale Rd</u> |
| Address <u>Balto., Md. 21207</u> | Address <u>Balto., Md. 21207</u> |

- | | |
|-------------------------------------|---------------------------------|
| NAME <u>John J. Morley</u> | NAME <u>William Robinson</u> |
| Address <u>1918 Brookdale Road.</u> | Address <u>118 Brookdale RD</u> |
| <u>Baltimore, Md. 21207</u> | <u>Baltimore, Md. 21207</u> |

- | | |
|-------------------------------------|---------------------------------|
| NAME <u>John J. Morley</u> | NAME <u>William Robinson</u> |
| Address <u>1918 Brookdale Road.</u> | Address <u>118 Brookdale RD</u> |
| <u>Baltimore, Md. 21207</u> | <u>Baltimore, Md. 21207</u> |

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME <u>Timothy Morley</u>	NAME <u>James Morley</u>
Address <u>1914 Brookdale Rd.</u>	Address <u>1918 Brookdale Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>
NAME <u>James Vanhook</u>	NAME <u>Barbara Bury</u>
Address <u>1920 Brookdale Rd.</u>	Address <u>1918 Brookdale Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>
NAME <u>Lawrence Bury</u>	NAME <u>Kelly Singer</u>
Address <u>1914 Brookdale Rd.</u>	Address <u>1921 Brookdale Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>

- * In Re Proposed Change
- * in Zoning Classification
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- * Case No: 84-85 SPH

PETITION

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NAME <u>DAVID L. CLARKE</u>	NAME <u>Deborah McKenna</u>
Address <u>1904 Brookdale Rd.</u>	Address <u>1904 Brookdale Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>
NAME <u>Norma Daniels</u>	NAME <u>Edward Daniels</u>
Address <u>1906 Brookdale Rd.</u>	Address <u>1906 Brookdale Rd.</u>
<u>71207</u>	<u>71207</u>
NAME <u>Joseph F. Keining</u>	NAME <u>Patricia Keining</u>
Address <u>1902 Brookdale Rd.</u>	Address <u>1905 Brookdale Rd.</u>
<u>21207</u>	<u>Baltimore MD 21207</u>

MICROFILMED

- * In Re Proposed Change
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- * of Open Field
- * Case No: 84-85 SPH

PETITION

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NAME <u>Joseph M. Stora</u>	NAME <u>James M. Stora</u>
Address <u>1718 Newcastle Rd.</u>	Address <u>1716 Newcastle Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>
NAME <u>Joseph A. McManis</u>	NAME <u>James J. McManis</u>
Address <u>1716 Newcastle Rd.</u>	Address <u>1716 Newcastle Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>
NAME <u>Chris Lee</u>	NAME <u>Gregory M. Collins</u>
Address <u>1716 Newcastle Rd.</u>	Address <u>1708 Newcastle Rd.</u>
<u>21207</u>	<u>Baltimore MD 21207</u>

MICROFILMED

- * In Re Proposed Change
- * in Zoning Classification
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- * Case No: 84-85 SPH

PETITION

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NAME <u>Robert P. Christy</u>	NAME <u>Terri Brader</u>
Address <u>1718 Lomas Rd.</u>	Address <u>1718 Lomas Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>
NAME <u>John Schledier</u>	NAME <u>Harold K. Welch</u>
Address <u>1816 Newcastle Rd.</u>	Address <u>1909 Brookdale Rd.</u>
<u>21207</u>	<u>21207</u>
NAME <u>W. Allen Welch</u>	NAME <u>Joseph Christy</u>
Address <u>1909 Brookdale Rd.</u>	Address <u>1818 Newcastle Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>
NAME <u>Martha Stahl</u>	NAME <u>Henry J. Brown</u>
Address <u>1710 Newcastle Rd.</u>	Address <u>7710 Fairbrook Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>

MICROFILMED

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- * Case No: 84-85 SPH

PETITION

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NAME <u>Robert DeLong</u>	NAME <u>Clair A. DeLong</u>
Address <u>7132 Fairbrook Rd.</u>	Address <u>7132 Fairbrook Rd.</u>
<u>21207</u>	<u>21207</u>
NAME <u>William J. Yip</u>	NAME <u>George B. Lurie</u>
Address <u>1704 Newcastle Rd.</u>	Address <u>1721 Newcastle Rd.</u>
<u>21207</u>	<u>Baltimore MD 21207</u>
NAME <u>Phyllis Lurie</u>	NAME <u>Charles H. Zand</u>
Address <u>1721 Newcastle Rd.</u>	Address <u>1719 Newcastle Rd.</u>
<u>Baltimore MD 21207</u>	<u>21207</u>

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME <u>John P. Lurie</u>	NAME <u>William J. Yip</u>
Address <u>1812 Newcastle Rd.</u>	Address <u>1812 Newcastle Rd.</u>
<u>21207</u>	<u>21207</u>
NAME <u>Shirley Smyth</u>	NAME <u>Robert B. Lurie</u>
Address <u>1804 Newcastle Rd.</u>	Address <u>1806 Newcastle Rd.</u>
<u>21207</u>	<u>Baltimore MD 21207</u>
NAME <u>Robert E. Lurie</u>	NAME <u>Kathleen S. Lurie</u>
Address <u>1816 Newcastle Rd.</u>	Address <u>1816 Newcastle Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>

MICROFILMED

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME <u>James J. Yip</u>	NAME <u>John B. Russell</u>
Address <u>1803 Newcastle Rd.</u>	Address <u>1803 Newcastle Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>
NAME <u>John B. Russell</u>	NAME <u>Harold K. Welch</u>
Address <u>1803 Newcastle Rd.</u>	Address <u>1816 Newcastle Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>
NAME <u>William J. Yip</u>	NAME <u>William J. Yip</u>
Address <u>1803 Newcastle Rd.</u>	Address <u>1807 Newcastle Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME <u>Robert P. Christy</u>	NAME <u>Janet C. Karner</u>
Address <u>1812 Newcastle Rd.</u>	Address <u>1813 Newcastle Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>
NAME <u>Barbara M. Karner</u>	NAME <u>Barbara M. Karner</u>
Address <u>1812 Newcastle Rd.</u>	Address <u>1811 Newcastle Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>
NAME <u>Kathleen C. Karner</u>	NAME <u>William J. Yip</u>
Address <u>1811 Newcastle Rd.</u>	Address <u>1809 Newcastle Rd.</u>
<u>Baltimore MD 21207</u>	<u>Baltimore MD 21207</u>

* In Re Proposed Change
* in Zoning Classification
* of Open Field
* Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME Mary C. Kuntz NAME Jean Korman
Address 1719 Newcastle Rd Address 1714 Newcastle Rd
Baltimore, Md. 21207 Baltimore, Md. 21207

NAME Walter A. Adams NAME Larry M. Loman Sr.
Address 1706 Newcastle Rd Address 1714 Newcastle Rd
Baltimore, Md. 21207 Baltimore, Md. 21207

NAME Jeanne Wideman NAME W. R. Adams
Address 1714 Newcastle Rd Address 1808 Newcastle Rd
Baltimore, Md. 21207 Baltimore, Md. 21207

* In Re Proposed Change
* in Zoning Classification
* of Open Field
* Case No: 84-85 SPH

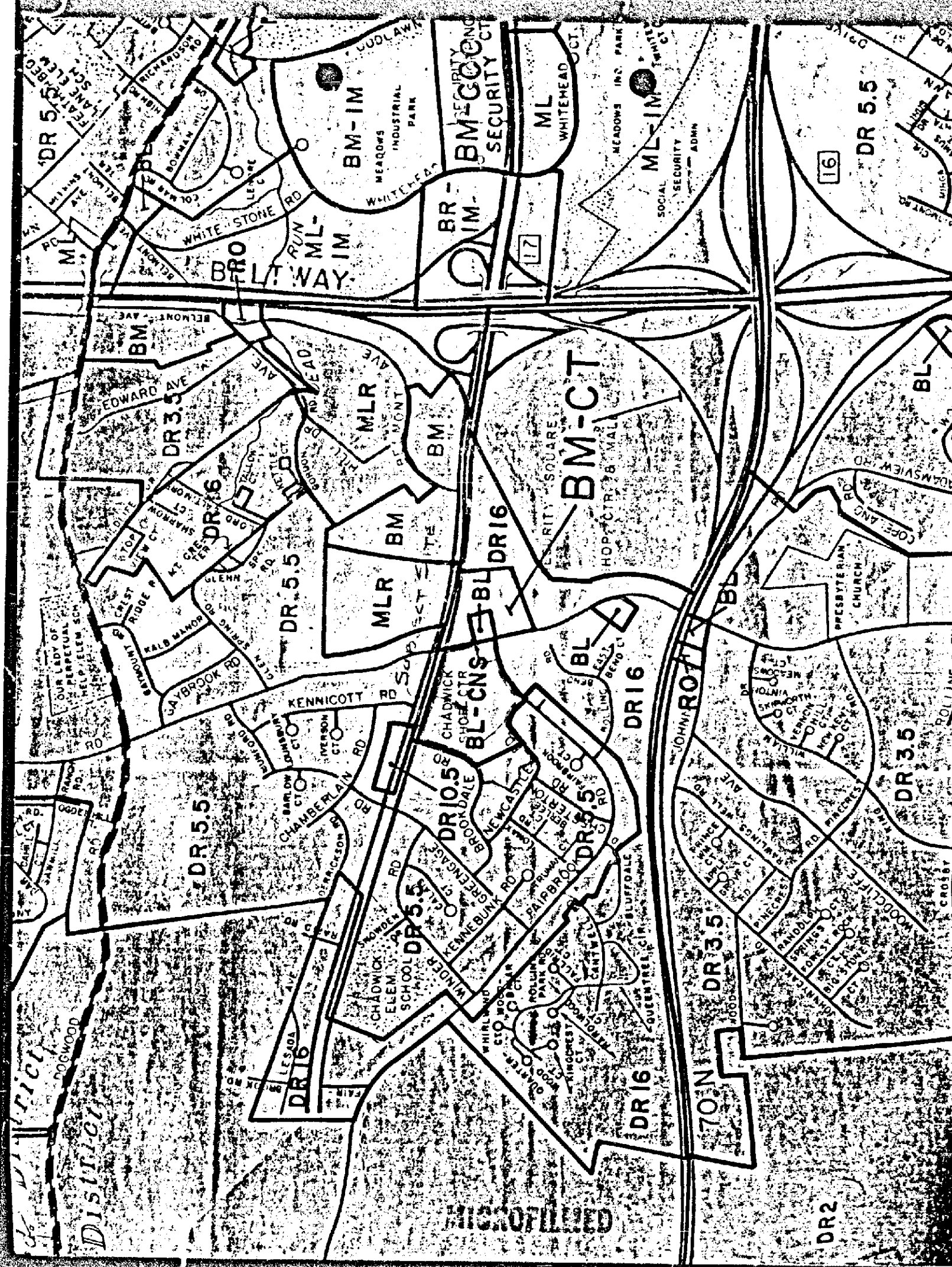
PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME Catherine Swoboda NAME Mrs. Elva Schaefer
Address 1704 Newcastle Road Address 7135 Fairbrook Rd
Baltimore, Md. 21207 Baltimore, Md. 21207

NAME James D. Kohn NAME Ed J. Schaefer
Address 1702 Newcastle Rd Address 7135 Fairbrook Rd
Baltimore, Md. 21207 Baltimore, Md. 21207

NAME Mary L. Weber NAME Norman J. Moen
Address 7123 Fairbrook Rd Address 7130 Fairbrook Rd
Baltimore, Md. 21207 Baltimore, Md. 21207



Mr. Anthony P. Rubino
Chadwick Manor Shopping Center
700 Fairmount Avenue
Towson, Md. 21204

Kilde Consultants, Inc.
1020 Crosshill Bridge Road
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of July, 1983.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Chadwick Manor Shopping Center
Attorney: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland 84-85-SPH

District: 1st Date of Posting: Sept. 16, 1983
Posted for: Special Hearing
Petitioner: Chadwick Manor Shopping Center
Location of property: NW 1/4 of Newcastle Rd. NW 1/4 of Fairbrook Rd
Location of Sign: NW 1/4 of Newcastle Rd. NW 1/4 of Fairbrook Rd
Remarks: Assign outside of Chadwick Manor Shopping Center
Posted by: A. J. Jablon Date of return: Sept. 23, 1983
Number of Signs: 2 MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 26, 1983

Chadwick Manor Shopping Center
c/o Anthony P. Rubino, Vice President
700 Fairmount Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
NW/S Newcastle Rd., 441' NW of
Fairbrook Rd.
Chadwick Manor Shopping Center - Petitioner
Case No. 84-85-SPH

Dear Sir:

This is to advise you that \$72.45 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 121555
DATE: 9/30/83 ACCOUNT: R-01-615-000
AMOUNT: \$72.45
RECEIVED FROM: Chadwick Manor Shopping Center
FOR: Advertising & Posting Case 84-85-SPH
MICROFILMED
115*****72450 80324

Chadwick Manor Shopping Center
c/o Paul S. Smeton
700 Fairmount Avenue
Towson, Maryland 21204

September 6, 1983

NOTICE OF HEARING
Re: Petition for Special Hearing
NW/S Newcastle Rd., 441' NW of
Fairbrook Rd.
Chadwick Manor Shopping Center - Petitioner
Case No. 84-85-SPH

TIME: 11:00 A.M.
DATE: Tuesday, October 4, 1983
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 119319
DATE: 6/29/83 ACCOUNT: 01-615-000
AMOUNT: \$100.00
RECEIVED FROM: Chadwick Manor Shopping Center
FOR: Advertising & Posting Case 84-85-SPH
MICROFILMED
115*****100000 82922

PETITION FOR
SPECIAL HEARING
LOCATION: Northwest side New-
castle Road, 441' NW of
Fairbrook Rd.
DATE: September 15, 1983
COUNTY OFFICE BUILDING, 111 W.
CHESAPEAKE AVENUE, TOWSON, MARYLAND
21204

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION SPECIAL HEARING
48273

was inserted in the following:
☒ Catonsville Times
☐ Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 17 day of September, 1983, that is to say,
the same was inserted in the issues of

September 15, 1983

PATUXENT PUBLISHING CORP.
By: [Signature]

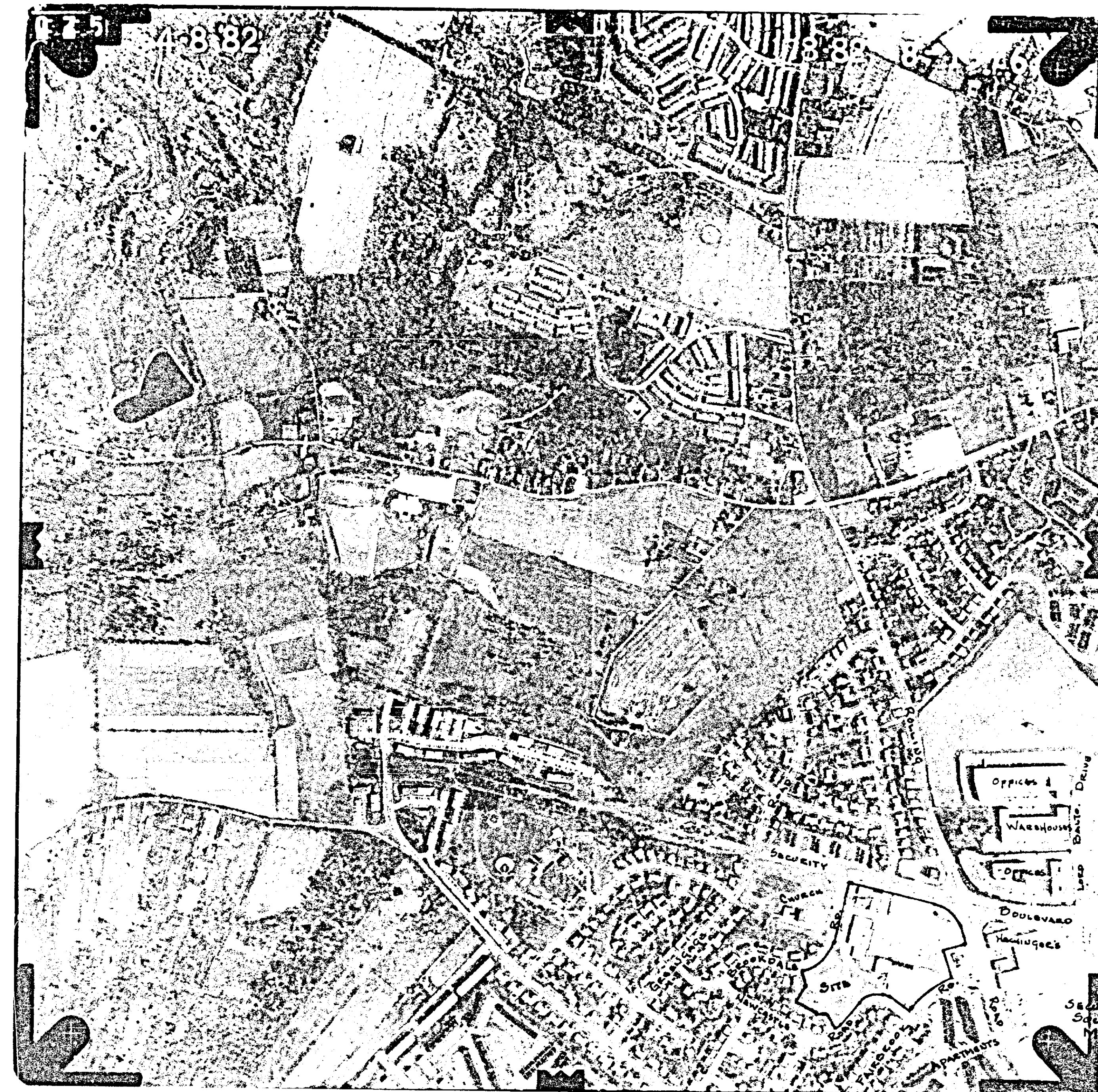
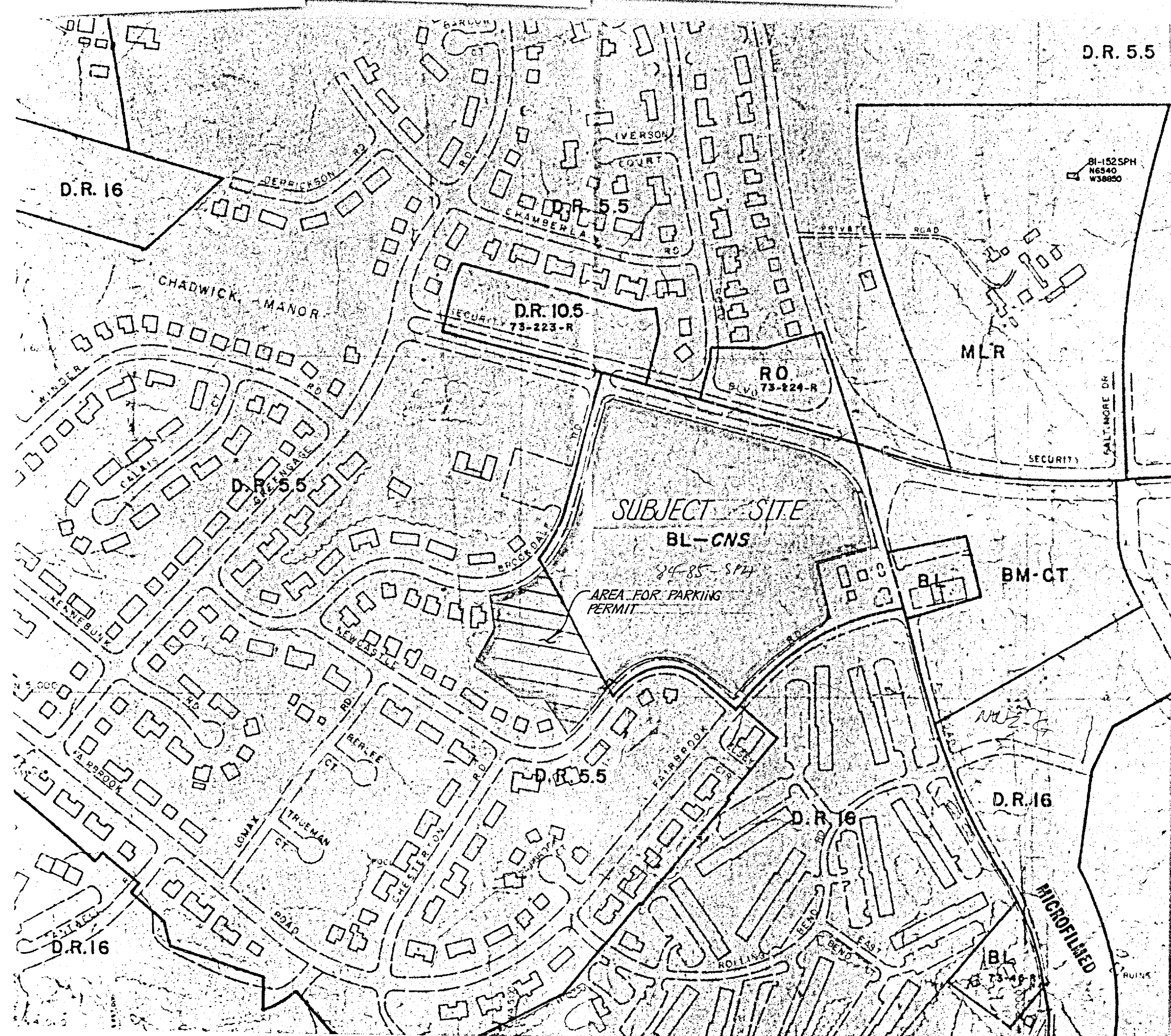
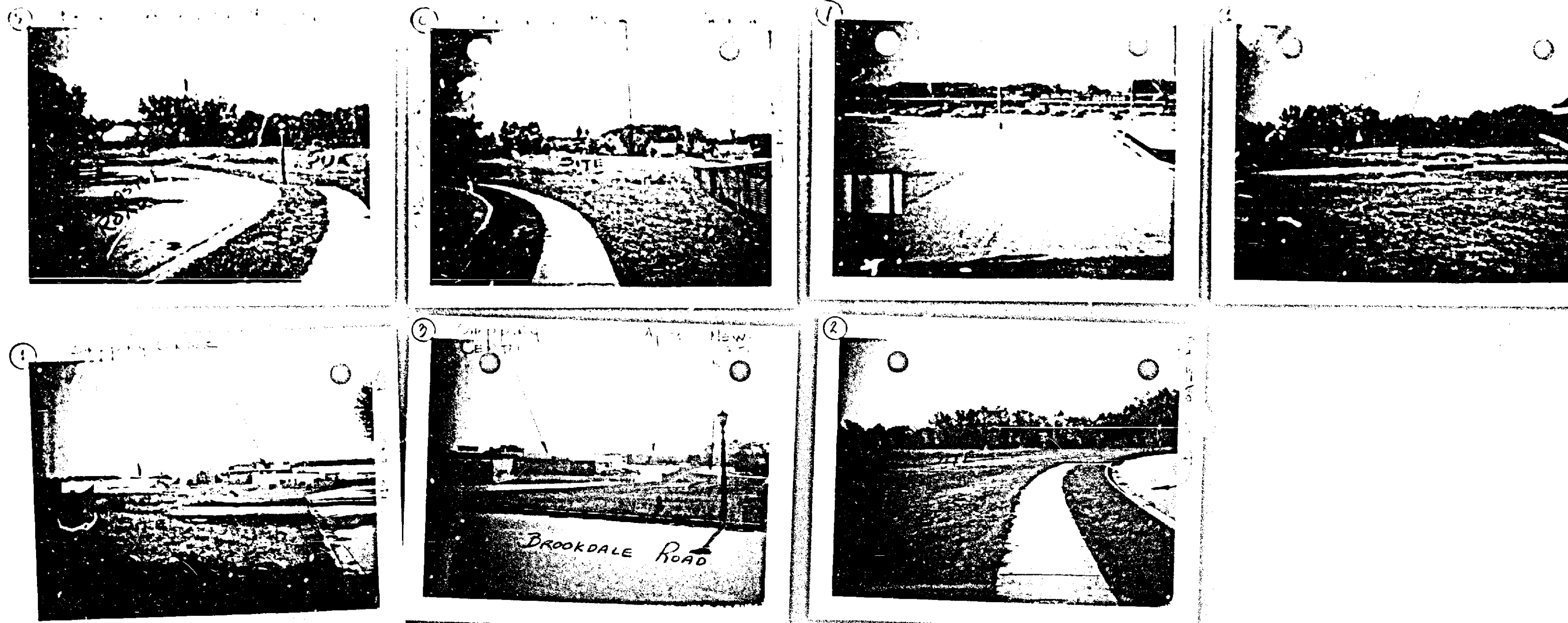
PETITION FOR
SPECIAL HEARING
LOCATION: Northwest side New-
castle Road, 441' NW of
Fairbrook Rd.
DATE: September 15, 1983
COUNTY OFFICE BUILDING, 111 W.
CHESAPEAKE AVENUE, TOWSON, MARYLAND
21204

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 15, 1983
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once
of one time once week before the 17th
day of October, 1983, the first publication
appearing on the 15th day of September,
1983.

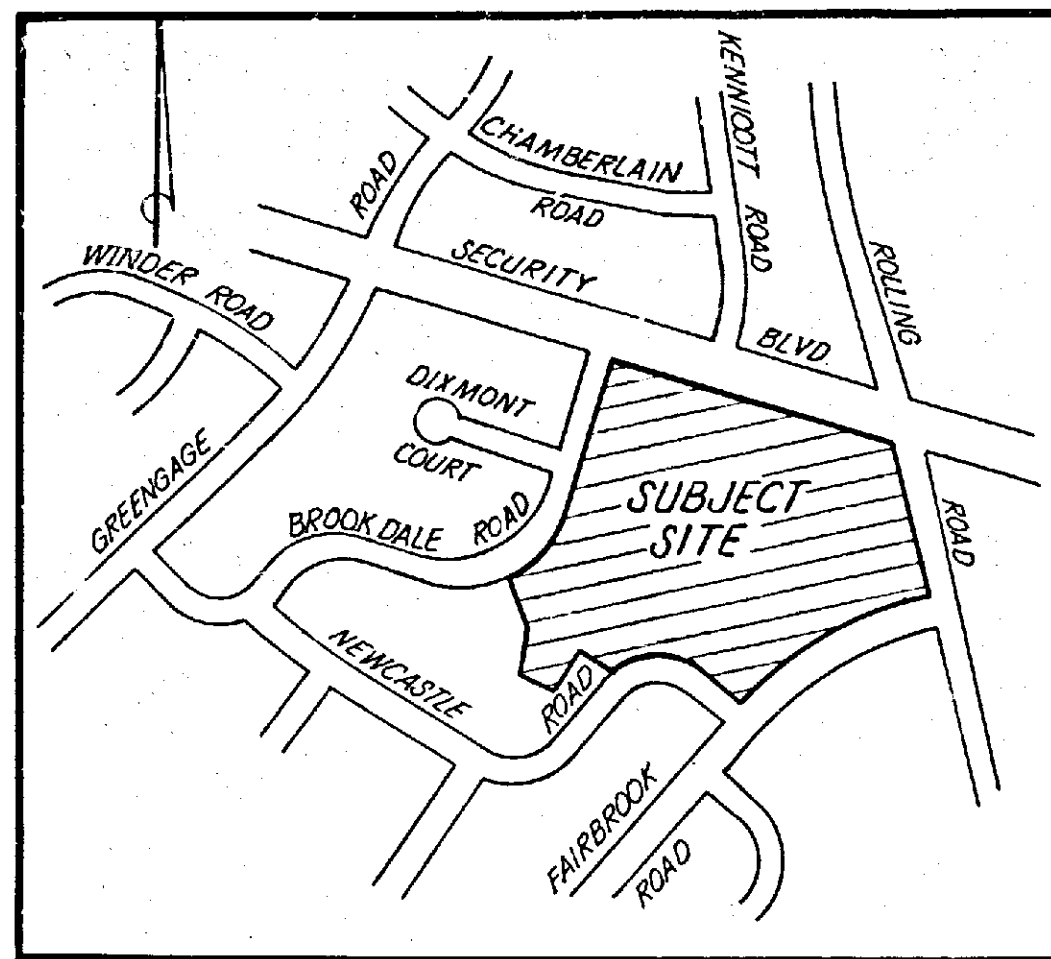
THE JEFFERSONIAN,
[Signature]
Cost of Advertisement, \$ 27.75

MICROFILMED

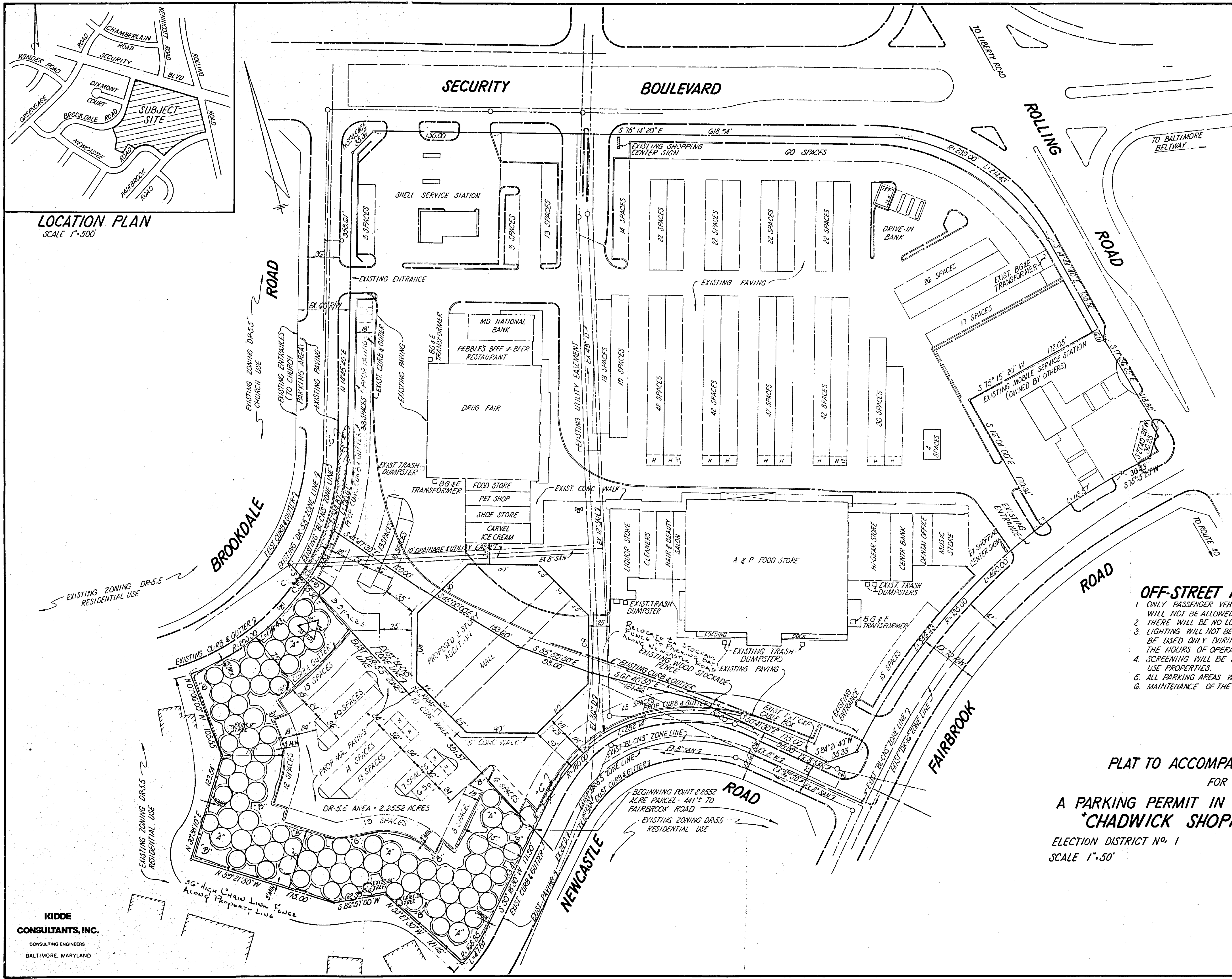


Scale: 1" = 500'

PETITIONER'S EXHIBIT 8-6
No 2



LOCATION PLAN
SCALE 1"=500'



LANDSCAPE SCHEDULE

- A" PINUS STROBUS (EASTERN WHITE PINE) - 4'-6" IN HEIGHT, 25' CENTER TO CENTER, APPROX. QUANTITY = 86 (MIN. REQ'D = 60; 70% OF 86 TREES REQ'D)
- B" GROUND COVER
COTONEASTER DAMMERI (BEARBERRY)
PACHYSANDRA (JAPANESE SPURGE)
* VINCA MINOR (PERIWINKLE)
JUNIPERUS HORIZONTALIS (WAUKEGAN JUNIPER)
GRASS SOD
* GROUND COVER TO BE SELECTED FROM LISTED VARIETIES OR ACCEPTABLE SUBSTITUTE, SPACING VARIABLE.
- C" ABELIA GRANDIFLORA (GLOSSY ABELIA)
4' IN HEIGHT (APPROXIMATE) 4' CENTER TO CENTER (APPROXIMATE QUANTITY=50)
- NOTE:
ALL TREES TO BE STAKED AND TIED AS NEEDED. TREE AND SHRUB AREAS TO BE MULCHED A MINIMUM 4" DEPTH WITH: PINEBARK, TANROOT OR ACCEPTABLE MATERIAL.

GENERAL NOTES

- TOTAL AREA OF SITE EQUALS 14.0239 ACRES.
- EXISTING ZONING OF SITE - "BL-CNS" (11.7637 ACRES) AND "DR-5.5" (2.2552 ACRES).
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- PROPOSED USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER & OFFICES" (BL-CNS AREA) & OFF-STREET PARKING (DR-5.5 AREA).
- OFF-STREET PARKING DATA
A. EXISTING RETAIL FLOOR AREA - 63,244' REQUIRING 3411 SPACES.
B. EXISTING BANK & MEDICAL AREA - 6,588' REQUIRING 22 SPACES.
C. EXISTING RESTAURANT AREA - 4,428' REQUIRING 88.6 SPACES.
D. PROPOSED RETAIL FLOOR AREA (INCLUDING MALL) - 30,902' REQUIRING 154.5 SPACES. (1200').
E. PROPOSED OFFICE AREA 2ND FLOOR - 25,108 SQ. FT. REQUIRING 50.2 SPACES. (1500').
F. TOTAL SPACES REQUIRED - 656.4 - 657 SPACES.
G. TOTAL SPACES PROPOSED - 724 SPACES.
H. SITE IS LOCATED IN THE DEAD RUIN - GWYNNS FALLS DRAINAGE AREA.
I. PUBLIC UTILITIES EXIST AT THE SITE.

OFF-STREET PARKING NOTES

- ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA. BUSES AND TRUCKS WILL NOT BE ALLOWED.
- THERE WILL BE NO LOADING OR SERVICE BAYS WITHIN THE RESIDENTIAL AREA.
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PLAT TO ACCOMPANY PETITION

FOR

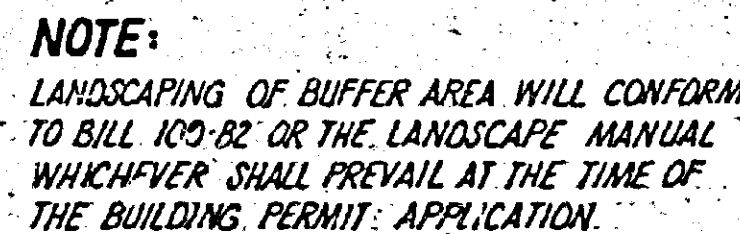
A PARKING PERMIT IN A RESIDENTIAL ZONE "CHADWICK SHOPPING CENTER"

ELECTION DISTRICT No. 1
SCALE 1"=50'

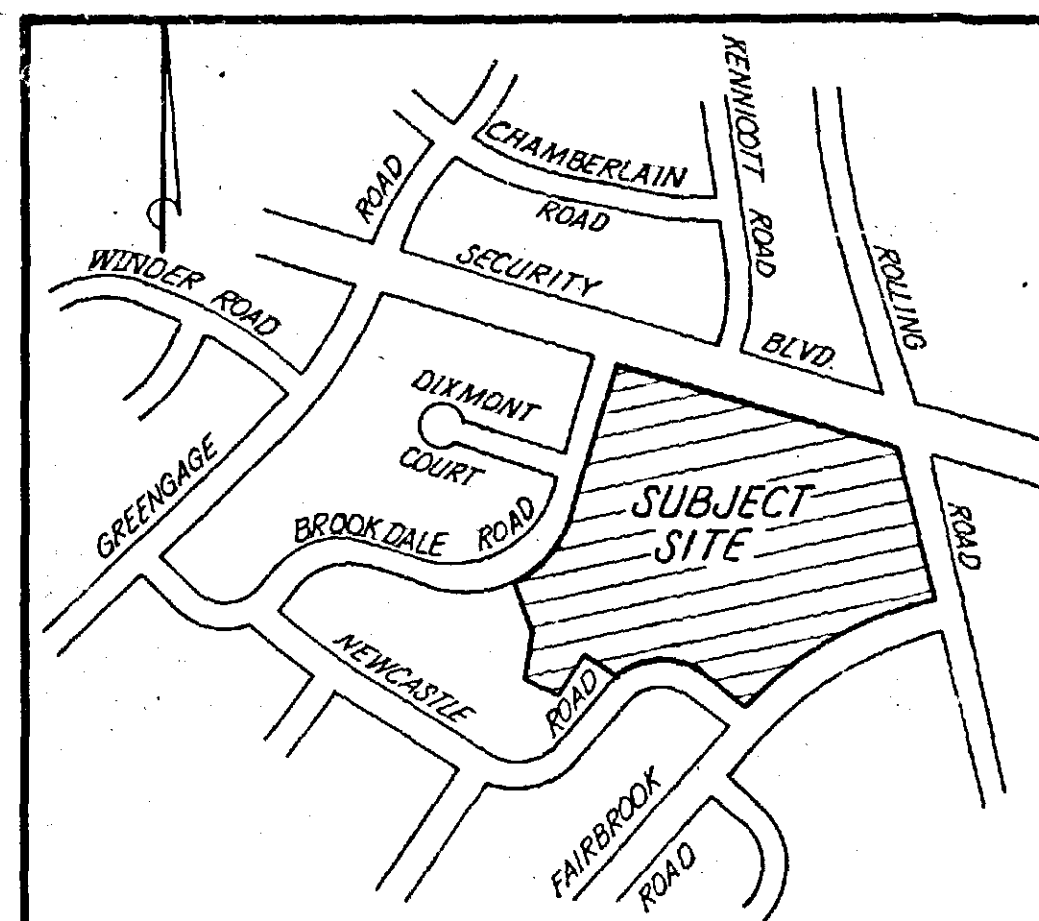
BALTIMORE COUNTY, MD.
JUNE 22, 1983
REVISED: Sept. 1, 1983

KIDDE
CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND

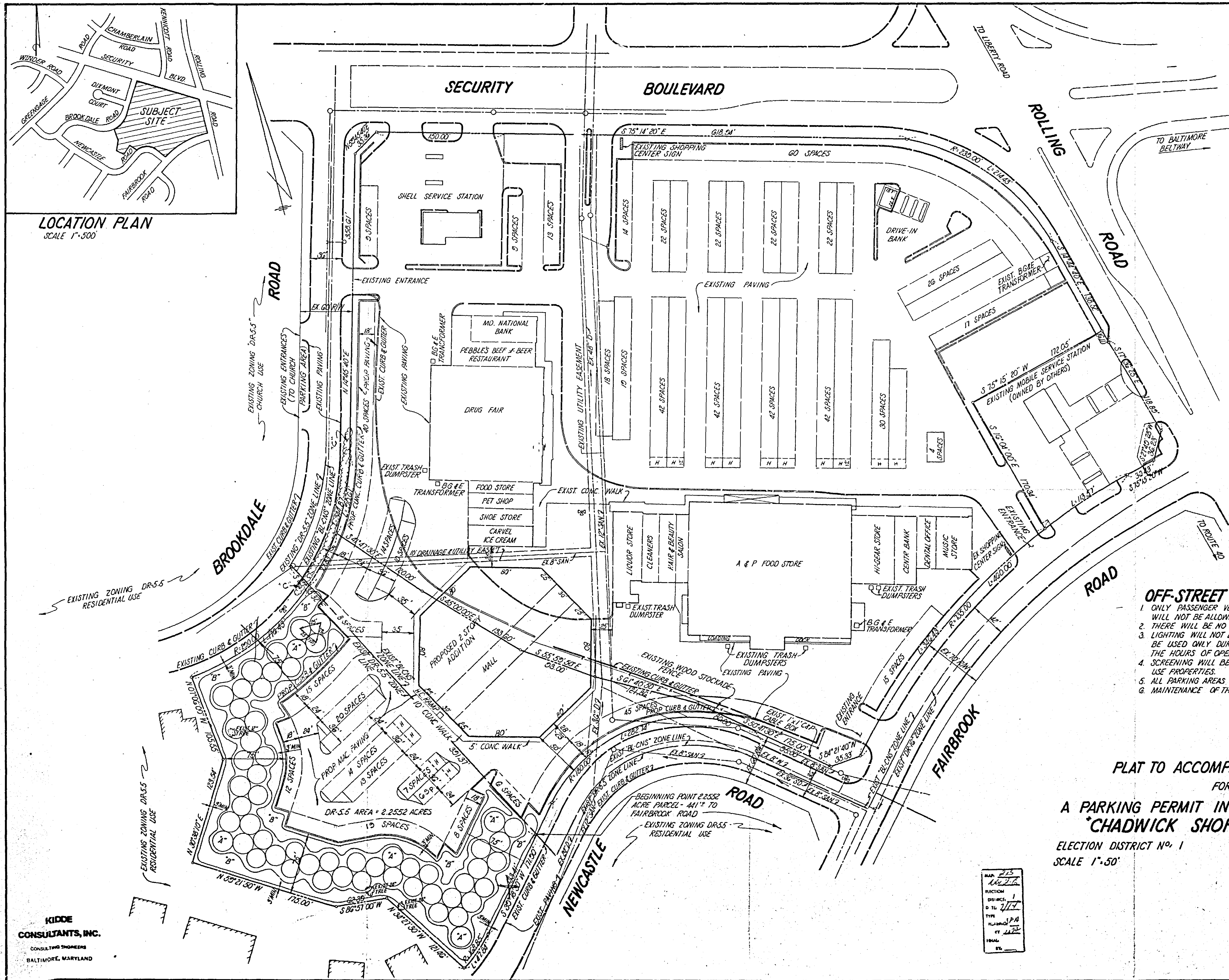
REVISED PLANS
SEP 20 1983
ITEM #16
MICROFILMED



Richard Earl May



LOCATION PLAN
SCALE 1"=500'



LANDSCAPE SCHEDULE

- A. PINUS STROBUS (EASTERN WHITE PINE)
4'-6" IN HEIGHT, 25' CENTER TO CENTER
(APPROXIMATE QUANTITY - 56)
- B. GROUND COVER
COTONEASTER DAMMERI (BEARBERRY)
PACHYSANDRA (JAPANESE SPURGE)
* VINCA MINOR (PERIWINKLE)
JUNIPERUS HORIZONTALIS (WAUKEGAN JUNIPER)
GRASS SOD
* GROUND COVER TO BE SELECTED FROM LISTED VARIETIES
OR ACCEPTABLE SUBSTITUTE. SPACING VARIABLE.
- C. ABELIA GRANDIFLORA (GLOSSY ABELIA)
4' IN HEIGHT (APPROXIMATE) 4' CENTER TO CENTER
(APPROXIMATE QUANTITY - 50)
- NOTE:
ALL TREES TO BE STAKED AND TIED AS NEEDED. TREE
AND SHRUB AREAS TO BE MULCHED A MINIMUM 4"
DEPTH WITH: PINEBARK, TANROOT OR ACCEPTABLE MATERIAL.

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A. EXISTING RETAIL FLOOR AREA = 68,214 SQ. FT. REQUIRING 3411 SPACES.
B. EXISTING BANK & MEDICAL AREA = 6,538 SQ. FT. REQUIRING 22 SPACES.
C. EXISTING RESTAURANT AREA = 4,428 SQ. FT. REQUIRING 88 G SPACES.
D. PROPOSED RETAIL FLOOR AREA (INCLUDING MALL) = 30,902 SQ. FT. REQUIRING 154.5 SPACES (1/200').
E. PROPOSED OFFICE AREA 2ND FLOOR = 25,108 SQ. FT. REQUIRING 50.2 SPACES (1/200').
F. TOTAL SPACES REQUIRED = 656.4 = 657 SPACES.
G. TOTAL SPACES PROPOSED = 713 SPACES.
H. SITE IS LOCATED IN THE DEAD RUN - GWYNNS FALLS DRAINAGE AREA.
I. PUBLIC UTILITIES EXIST AT THE SITE.

OFF-STREET PARKING NOTES

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- MAINTENANCE OF THE PARKING AREAS WILL BE PROVIDED BY THE CENTER OWNERS.

PLAT TO ACCOMPANY PETITION

FOR

**A PARKING PERMIT IN A RESIDENTIAL ZONE
'CHADWICK SHOPPING CENTER'**

ELECTION DISTRICT No. 1

BALTIMORE COUNTY, MD.

SCALE 1"=50'

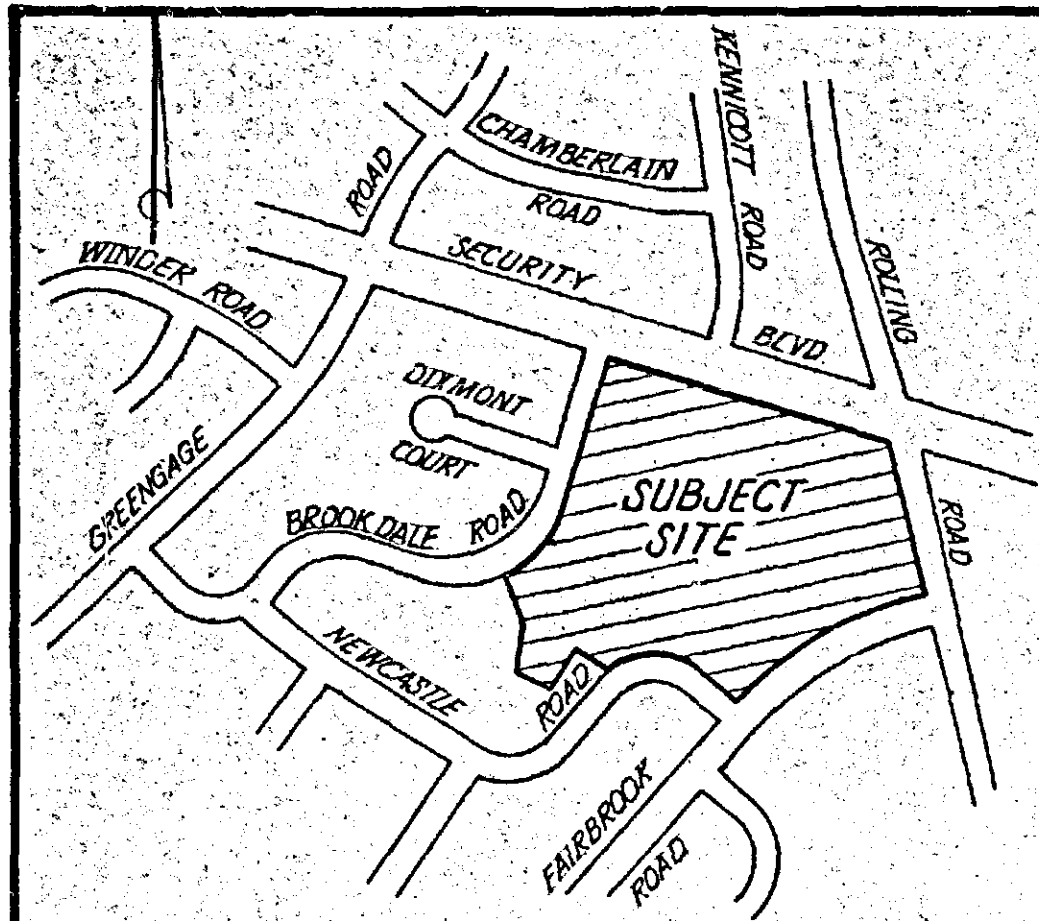
JUNE 22, 1983

MAP	115
SECTION	1
DISTRICT	1
TYPE	1A
PLANNED	1A
ET	1A
ETC	

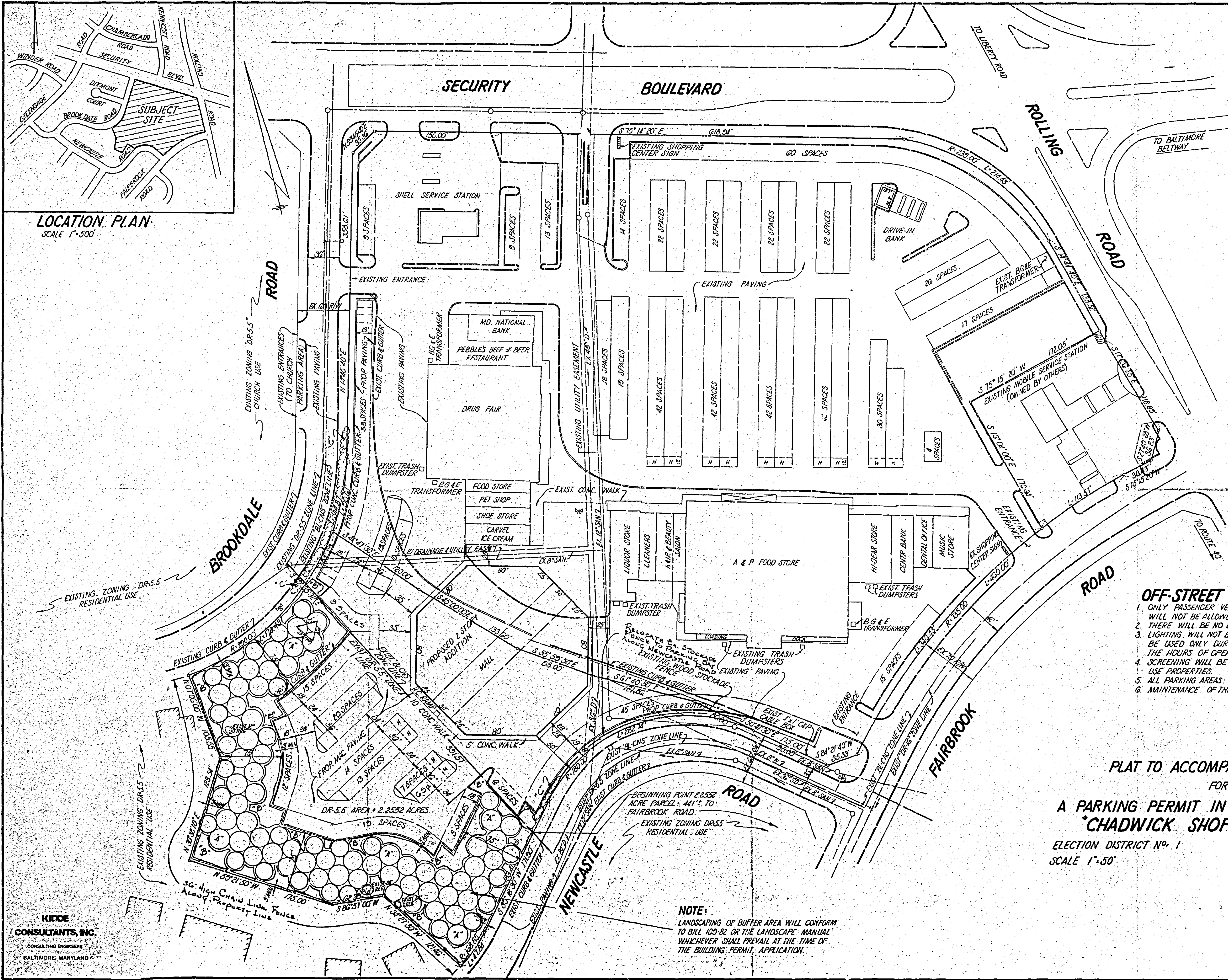
Item #16
Old Plot

Professional Engineer
MICROFILMED

KIDDE
CONSULTANTS, INC.
CONSULTING ENGINEERS
BALTIMORE, MARYLAND



LOCATION PLAN
SCALE 1"=500'



TYPICAL LANDSCAPE SCHEDULE

- A* PINUS STROBUS (EASTERN WHITE PINE) - 4'-6" IN HEIGHT, 25' CENTER TO CENTER, APPROX. QUANTITY = 86 (MIN. REQ'D = 60; 70% OF 60 TREES REQ'D)
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COTONEASTER DAMMERI (BEARBERRY)
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C. EXISTING RESTAURANT AREA = 4,428'² REQUIRING 83.6 SPACES.
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PLAT TO ACCOMPANY PETITION FOR

A PARKING PERMIT IN A RESIDENTIAL ZONE "CHADWICK SHOPPING CENTER"

ELECTION DISTRICT No. 1
SCALE 1"=50'

BALTIMORE COUNTY, MD.

JUNE 22, 1983
REVISED: SEPT. 1, 1983
SEPT. 30, 1983

Handwritten signatures and initials:
Horn #16
Pineda
Del. 3, 1983
[Circular official seal of Baltimore County, Maryland]

MICROFILMED

NOTE:
LANDSCAPING OF BUFFER AREA WILL CONFORM TO BILL 100-82 OR THE LANDSCAPE MANUAL WHICHEVER SHALL PREVAIL AT THE TIME OF THE BUILDING PERMIT APPLICATION.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 4, 2000

84-85-SPH

Deborah C. Dopkin, Esquire
409 Washington Avenue, Suite 920
Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Chadwick Manor Shopping Center, SEC Security Blvd. and Brookdale
Road, 1st Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The majority zoning of this site per the 1"=200' scale zoning map #NW2-G is Business Local-Automotive Service (BL-As) and a smaller portion of Density Residential (DR-5.5).

This site and its uses were subject to the following zoning hearings:

Case No. 3626 is a Petition for Reclassification to BL to permit the development of a neighborhood shopping center; granted October 25, 1955 by the Zoning Commissioner;

Case No 5582-XA permitting a filling station at the intersection of Security Blvd. and Brookdale Drive; granted July 18, 1962 by the Zoning Commissioner;

Case No. 5811-SPH dated October 15, 1963 denying a Petition for Special Hearing to modify the previously approved special exception for the filling station;

Case No. 71-215-A granting a Petition for Variance for shopping center identification sign granted January 5, 1971 by the Zoning Commissioner;

Case No. 72-22 SPH granting a Petition for special Hearing to permit commercial parking in a residential zone granted August 13, 1971 by the Zoning Commissioner;

Case No. 73-225-R for reclassification in zoning on a portion of the property to DR-16 to permit an office building dismissed December 18, 1973 by the Deputy Zoning Commissioner;

Deborah C. Dopkin, Esquire
February 4, 2000
Page 2

Case No. 84-85-SPH approving a Petition for Special Hearing to permit commercial parking in a residential zone granted October 26, 1983 by the Deputy Zoning Commissioner;

Case No. 86-80-SPH approving a Petition for Special Hearing to Amend Case No. 84-84-SPH to permit an additional entrance to Brookdale Drive granted August 30, 1985 by the Zoning Commissioner;

Case No. 86-491-A dated June 30, 1986, granting a Petition for Variance concerning the number and size of signs granted June 30, 1986 by the Zoning Commissioner;

Case No. 96-106-XA granting a Petition for Special Exception and Variances to permit certain signs in a BL zone and granting a Petition for Variance permitting 721 parking spaces in lieu of the required 911 granted November 29, 1995 by the Zoning Commissioner;

Case No. 98-310-A granting a Petition for Variance permitting 707 parking spaces in lieu of required 938 granted April 21, 1998 by the Zoning Commissioner.

All subdivision approvals, or waivers thereof, required for the existing use, and for the freestanding office buildings on the site have been granted pursuant to the following:

A plan (J.S.P.C.) apparently submitted in June, 1968

County Review Group (CRG) Plan No. I-250 dated May 16, 1984 adding a two-story building including offices and retail uses;

Development Review Committee (DRC) approval No. 09064B granting a limited exemption for the addition of a restaurant pad and drive thru lane;

DRC No. 1268H dated May 11, 1998 granting a limited exemption for certain renovations to the shopping center.

A retail shopping center, free-standing office building free standing branch bank, drive-through bank, and a service station, and the uses accessory thereto, are uses permitted in the B.L.-A.S. zone. There are no outstanding zoning or building code violations against the property. The property complies with applicable subdivision regulations, and no further steps must be taken under the subdivision regulations of Baltimore County to effect a transfer of the entire Property by the terms of the proposed

Deborah C. Dopkin, Esquire
February 4, 2000
Page 3

transaction as described above. The subject property is not affected by any Special Exceptions, Variances, conditional uses or planned unit developments, other than listed above.

The mere change of ownership, without modification to the building or use, does not require the application for or issuance of a new certificate of occupancy or other permit. A transfer of ownership of the Property does not, of itself, require a new certificate of occupancy be issued or that renovations be made to the property to comply with current building, life safety or other code requirement. No new approvals are required to change the message on the existing sign provided the size, location and number of signs is unaltered. If a portion of the Property is destroyed by fire, casualty or condemnation, under the current zoning regulations and building code the Property may be reconstructed to the same status as it was immediately prior to the occurrence of such event. The Property is not in any special district or area which requires the giving of notice or disclosures prior to its transfer or which imposes any special assessment or fiscal obligation on the property owner. There are no local or special laws (other than the Americans With Disability Act, the Fair Housing Amendments Act of 1988 or other federal statute) governing the needs of the handicapped which would be applicable to the transfer of the Property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:kew

c: file

PETITION FOR SPECIAL HEARING 84-85-SPH TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____
A use permit for parking in a residential zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) CHADWICK MANOR SHOPPING CENTER
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name) 700 FAIRMOUNT AVE. 823-0657
Address _____ Phone No. _____
City and State _____
Name, address and phone number of legal owner, tract purchaser or representative to be contacted: _____
Address _____
City and State _____
Name _____
Address _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 12th _____ day of _____ 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the _____ 4th _____ day of _____ October _____, 1983, at 11:00 o'clock _____ A.M.

Carl J. J...
Zoning Commissioner of Baltimore County.

CCO-No 1 (over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NW/S Newcastle Rd., 441' NW of
Fairbrook Rd., 1st District OF BALTIMORE COUNTY
CHADWICK MANOR SHOPPING : Case No. 84-85-SPH
CENTER, Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary, or final Order in connection therewith.

Peter Max Zimmerman *John W. Hession, III*
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 12th day of September, 1983, a copy of the foregoing Order was mailed to Anthony P. Rubino, Vice-President, Chadwick Manor Shopping Center, 700 Fairmount Avenue, Towson, MD 21204, Petitioner.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 23, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Anthony P. Rubino, Vice President
Chadwick Manor Shopping Center
700 Fairmount Avenue
Towson, Maryland 21204

RE: Item No. 16 - Case No. 84-85-SPH
Chadwick Manor Shopping Center
Special Hearing Petition

Dear Mr. Rubino:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property is currently zoned D.R. 5.5 and located to the rear of the existing Chadwick Shopping Center. In view of your proposal to construct a parking lot in this residentially zoned land, this special hearing is required. The additional parking is necessitated by a proposed two story addition to the shopping center.

As I indicated in previous conversations with your engineer, Mr. Dick Smith, the proposed buffer area, located within 75 feet of the parking area, must be in compliance with Section 1801.1B.1b.5 of the Baltimore County Zoning Regulations.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Inc.
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures
cc: Kilde Consultants, Inc., 1020 Cromwell Bridge Rd 21204

Mr. Anthony P. Rubino
Chadwick Manor Shopping Center
700 Fairmount Ave
Towson, Md. 21204

Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of July, 1983.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner *Chadwick Manor Shopping Center*
Petitioner's Attorney *Nicholas B. Commodari*
Chairman, Zoning Plans
Advisory Committee



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

August 10, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #16 (1983-1984)
Property Owner: Chadwick Manor Shopping Center
NW/S Newcastle Rd. 441' NW Fairbrook Rd.
Acres: 2.255 District: 1st

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied in conjunction with the Zoning Advisory Committee review for Item 36 of Zoning Cycle IV (October 1972-April 1973) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 16 (1983-1984).

Very truly yours,

Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EW:FW:SS

L-SW Key Sheet
6 NW 27 & 28 Pos. Sheets
NW 2 G Topo
94 Tax Map

Attachment

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
October 12, 1972

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

Mr. F. Eric McNamee
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #36 (Zoning Cycle IV - Oct. 1972 - April 1973)
Property Owner: Ralph DeChiaro Enterprises, Inc. (C)
1/2 of Newcastle Rd., bet. Fairbrook Rd. and
Trockdale Rd.
Present Zoning: D.R. 5.5 and P.L.
Proposed Zoning: Recluse. from D.R. 5.5 and D.L.
to D.R. 15
District: 1st No. Acres: 3.4587 acres

Dear Sir:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highway Comments:

This property was previously reviewed and processed as Section 58 of Chadwick Manor.

Trockdale Road is an existing 36-foot curb and gutter street on a 60-foot right-of-way.

Newcastle Road is an existing 30-foot curb and gutter street on a 50-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Petitioner's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - including the design in due to the County of the rights-of-way. Preparation of all construction, rights-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Petitioner.

Item #36 (Zoning Cycle IV Oct. 1972 - April 1973)
Property Owner: Ralph DeChiaro Enterprises, Inc. (C)
Page 2
October 12, 1972

Storm Drain Comments: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control Comments:

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, menacing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Water and Sanitary Sewer Comments:

Public water and public sanitary sewer exist to serve this site. This property is in the Deal Run - Cwynns Falls sewer area.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EW:MS:as

L-SW Key Sheet
NW 2 G Topo

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following facts, of facts that a use permit for off-street parking in a residential zone would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community: and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of October, 1983, that a use permit for off-street parking in a residential zone, in accordance with the site plan prepared by Kilde Consultants, Inc., revised September 30, 1983, and marked Petitioner's Exhibit 1, should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

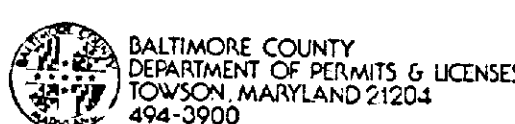
1. Compliance with Sections 409.2.c. and 409.4 of the Baltimore County Zoning Regulations.
2. The hours of illumination shall not extend beyond midnight.
3. Trucks, including service, delivery, and trash, shall not park on the D.R.5.5 portion of the property at any time.
4. Dense screen planting shall be installed in accordance with the letter submitted by Anthony P. Rubino, dated October 7, 1983, and the attached plan filed herein.
5. A revised site plan shall be approved by the Office of Planning and Zoning, including landscaping approved by the Current Planning and Development Division.

John M. Hammond
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

DATE Oct 26, 1983

BY My Commission (Chad)



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED LAESKE JR.
DIRECTOR

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond

Comments on Item # 16 Zoning Advisory Committee Meeting are as follows:

Property Owner: Chadwick Manor Shopping Center
Location: 700 Fairmount Avenue, Towson, Maryland 21204
Existing Zoning: B.L.-CNS & D.R. 5.5
Proposed Zoning: Special Hearing to approve a parking permit in a D.R. 5.5 zone within the 300' Residential Transition Area.

Acres: 2.255
District: 1st (Already in contact with architect and owner. See preliminary file.)

The items checked below are applicable:

A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aging and other applicable Codes.

B. A building and other miscellaneous permits shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 5'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 1601, line 2, Section 1607 and Table 1602.

F. Requested variance conflicts with the Baltimore County Building Code, Section 1601.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 202 and the required construction classification of Table 1601.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CHB:rrj
FORM 01-82



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 28, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 13, 14, 15, 16, 17, 18, 19, and 20 ZAC Meeting of July 12, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 13, 14, 15, 16, 17, 18, 19, and 20.

Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/ccm

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 18, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No: 12, 13, 14, 15, 16, 17, 18, 19, 20
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 16, Zoning Advisory Committee Meeting of July 12, 1983

Property Owner: Chadwick Manor Shopping Center

Location: 700 Fairmount Avenue District 1st

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 16
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
() The results are valid until _____
Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others A Hydrogeological Study and an Environmental Effects Report may be required prior to approval of a Building Permit.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1082 (2)

Chadwick Manor

700 FAIRMOUNT AVENUE • TOWSON, MARYLAND 21204 • (301) 823-0437

MEMORANDUM FOR PARKING REQUEST IN A RESIDENTIAL ZONE

This request to allow off-street parking in a DR 5.5 Zone is being made for several reasons.
First, the Zoning Regulations of Baltimore County recognizes that a properly screened off-street parking area can act as a buffer between commercial and residential development, and is allowed as a matter of right in a residential zone.

Secondly, the subject tract has remained idle and vacant for many years and is contiguous to and part of the Chadwick Shopping Center. The property cannot economically be developed under its current residential zoning due to the inherent conditions of the land (rock close to the surface requiring blasting for utility trenches and house foundations), and the need to extend a cross street between Newcastle Road and Brookdale Road in order to develop the land.

Therefore, the highest and best use that can be made of this land is to allow it to be supportive to the Chadwick Shopping Center. This will be accomplished by maintaining a 75 foot buffer area from the adjacent residential properties; said buffer will be landscaped and in essence will become passive open space between the shopping center and the surrounding residential properties.

Granting the parking permit will furthermore increase the tax base of Baltimore County by allowing the improvements and consequently allowing the expansion of the shopping center which will provide more services to the immediate community. This in turn will lessen the traffic impact on both Security Boulevard and Rolling Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon Zoning Commissioner Date: September 21, 1983
FROM: Norman E. Gerber Director of Planning and Zoning
SUBJECT: Chadwick Manor Shopping Center
84-85-SpH

If granted, it is requested that the Order be conditioned to require a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:jGH:cav

KIDDE CONSULTANTS, INC.

Cable KIDENGR
Tel: 87769
1000 Cornwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500
Direct Dial Number
321-5500

DESCRIPTION

2.2552 ACRE PARCEL, NORTHWEST SIDE OF NEWCASTLE ROAD, 441 FEET
NORTHWEST OF FAIRBROOK ROAD, BALTIMORE COUNTY, MARYLAND

This description is for a Parking Permit in a residential
D.R.-5.5 Zone.

Beginning on the northwest side of Newcastle Road at the
division line between the area zoned BL-CNS and the area zoned
D.R.-5.5, said beginning point being distant 441 feet more or less,
as measured northerly and westerly along the northerly side of said
Newcastle Road, from the northwest side of Fairbrook Road, running
thence binding on the northwest side of said Newcastle Road, two
courses, (1) S 39°18'30" W 133.41 feet and (2) southwesterly by a
curve to the right with a radius of 168.85 feet, the arc distance of
47.84 feet, thence binding on the southwesterly outline of the land
for Chadwick Shopping Center, five courses, (3) N 34°27'30" W 121.46
feet, (4) S 86°57'00" W 62.39 feet, (5) N 59°21'50" W 175.00 feet,
(6) N 30°38'10" E 123.54 feet and (7) N 07°06'00" W 105.55 feet to
the southeast side of Brookdale Road, thence binding thereon (8)
northeasterly by a curve to the left with a radius of 290.00 feet,
the arc distance of 176.43 feet to a point on said zoning line, thence
binding on said zoning line (9) S 29°35'32" E 391.37 feet to the
place of beginning.

Containing 2.2552 acres of land.

RWB:mew

J.O. 01-66103
W.O. 2913 C

June 21, 1983

ENGINEERS • ARCHITECTS • PLANNERS

PETITION FOR SPECIAL HEARING

1st Election District

ZONING: Petition for Special Hearing
LOCATION: Northwest side Newcastle Road, 441 ft. Northwest of
Fairbrook Road
DATE & TIME: Tuesday, October 4, 1983 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore
County Zoning Regulations, to determine whether or not the Zoning
Commissioner and/or Deputy Zoning Commissioner should approve
a use permit for parking in a residential zone

All that parcel of land in the First Election District of Baltimore County

Being the property of Chadwick Manor Shopping Center, as shown on plat plan
filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this period
for good cause shown. Such request must be received in writing by the date of
the hearing set above or made at the hearing

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Chadwick Manor

700 FAIRMOUNT AVENUE • TOWSON, MARYLAND 21204 • (301) 823-0637

Mrs. Jean M. Jung
Deputy Zoning Commissioner
Baltimore County Office of Planning & Zoning
Towson, Maryland 21204

October 7, 1983

Re: Chadwick Manor Shopping Center
Case #84-85-SPH

Dear Mrs. Jung:

On Tuesday, October 4, 1983, I was present at a Special Hearing conducted by you.
The hearing was held, at my request, so that I could present my case for your
consideration to permit an area presently zoned DR 5.5 to be used for parking.

In response to your instructions that attention be given to areas on the site plan
that did not show as landscaped areas, I have done the following:

- On the enclosed site plan I have indicated in red, Landscape
Areas "A" and "B".
- In these two areas I will plant an appropriate dense screen
planting that is capable of surviving in the existing soil.

Both these areas are outside the land area for which this request was made. In
reviewing the property, I find that your suggestion that I give consideration to
these areas, has merit.

Landscaping these areas will enhance the overall appearance of the center, and
I am prepared to include this in the landscaping plan.

Thank you for your courtesy.

Very truly yours,
CHADWICK MANOR SHOPPING CENTER

Anthony P. Rubino
Vice President

AR:bb
Encs.

CC: Mr. Donald Shook
1928 Brookdale Road
Baltimore, Maryland 21207

RALPH DeCHIARO ENTERPRISES, INC.

June 29, 1983

Mr. James E. Dyer
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Chadwick Manor Shopping Center

Dear Mr. Dyer:

We are enclosing herewith 7 copies of Description, 10 copies
of Plat to accompany petition for a parking permit in a residential
zone, 3 copies each of the 200' and 1,000' scale zoning maps,
memorandum, 3 copies of petition, and check \$2030 in amount of
\$100.00 payable to Baltimore County.

Very truly yours,

CHADWICK MANOR SHOPPING CENTER

Paul S. Smith
Paul S. Smith

PSS:tr

Administrative Office / 700 Fairmount Avenue / Towson, Maryland 21204 / 301-823-0637

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

October 26, 1983

Mr. Anthony P. Rubino, Vice-President
Chadwick Manor Shopping Center
700 Fairmount Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NW/5 Newcastle Rd., 441' NW
of Fairbrook Rd. - 1st
Election District
Chadwick Manor Shopping Center
Petitioner
NO. 84-85-SPH (Item No. 16)

Dear Mr. Rubino:

I have this date passed my Order in the above captioned matter in
accordance with the attached.

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Donald Shook
1928 Brookdale Drive
Baltimore, Maryland 21207

Mr. William Kautz
1719 Newcastle Road
Baltimore, Maryland 21207

John W. Hession, III, Esquire
People's Counsel



- * In Re Proposed Change
- * In Zoning Classification
- * of Open Field
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed
change in zoning classification to permit the use of an
open field located immediately west of Chadwick Manor
Shopping Center, North Rolling Road and Security
Boulevard, for increased parking facilities.

NAME <u>John P. Smith</u>	NAME <u>Terri J. Sader</u>
Address <u>1713 Lomax Rd.</u>	Address <u>1713 Lomax Rd.</u>
<u>Baltimore, Md. 21207</u>	<u>Baltimore, Md. 21207</u>
NAME <u>Red Schuler</u>	NAME <u>William K. Welch</u>
Address <u>1816 Newcastle Rd.</u>	Address <u>1909 Brookdale Rd.</u>
<u>21207</u>	<u>21207</u>
NAME <u>W. Allen Welch</u>	NAME <u>Donna Christy</u>
Address <u>1909 Brookdale Rd.</u>	Address <u>1818 Newcastle Rd.</u>
<u>Baltimore, Md. 21207</u>	<u>Baltimore, Md. 21207</u>
NAME <u>Martha Hall</u>	NAME <u>Nancy J. Hannon</u>
Address <u>1710 Newcastle Rd.</u>	Address <u>7210 Fairbrook Rd.</u>
<u>Baltimore, Md. 21207</u>	<u>Baltimore, Md. 21207</u>

- * In Re Proposed Change
- * In Zoning Classification
- * of Open Field
- * Case No: 84-85 SPH

PETITION

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change in zoning classification to permit the use of an
open field located immediately west of Chadwick Manor
Shopping Center, North Rolling Road and Security
Boulevard, for increased parking facilities.

NAME <u>John P. Smith</u>	NAME <u>Terri J. Sader</u>
Address <u>1713 Lomax Rd.</u>	Address <u>1713 Lomax Rd.</u>
<u>Baltimore, Md. 21207</u>	<u>Baltimore, Md. 21207</u>
NAME <u>Red Schuler</u>	NAME <u>William K. Welch</u>
Address <u>1816 Newcastle Rd.</u>	Address <u>1909 Brookdale Rd.</u>
<u>21207</u>	<u>21207</u>
NAME <u>W. Allen Welch</u>	NAME <u>Donna Christy</u>
Address <u>1909 Brookdale Rd.</u>	Address <u>1818 Newcastle Rd.</u>
<u>Baltimore, Md. 21207</u>	<u>Baltimore, Md. 21207</u>
NAME <u>Martha Hall</u>	NAME <u>Nancy J. Hannon</u>
Address <u>1710 Newcastle Rd.</u>	Address <u>7210 Fairbrook Rd.</u>
<u>Baltimore, Md. 21207</u>	<u>Baltimore, Md. 21207</u>

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- *
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME Robert P. Christy NAME Janet C. Karner
Address 188 Newcastle Rd Address 1813 Newcastle Rd
Baltimore MD 21207 Baltimore MD 21207

NAME Darryl M. Karner NAME Linda H. Herold
Address 1913 Newcastle Rd Address 1811 Newcastle Rd
Baltimore MD 21207 Baltimore MD 21207

NAME Kathleen C. Hinesford NAME Michael E. Munn
Address 1811 Newcastle Rd Address 1809 Newcastle Rd
Baltimore MD 21207 Baltimore MD 21207

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- *
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME Robert DeCruz NAME Clair A. DeCruz
Address 7135 Fairbrook Rd Address 7132 Fairbrook Rd
21207 21207

NAME Patricia H. Hyl NAME George A. Hyl
Address 1707 Newcastle Rd Address 1721 Newcastle Rd
21207 Baltimore MD 21207

NAME Phyllis Sime NAME Charles H. Zand
Address 1721 Newcastle Rd Address 1719 Newcastle Rd
Baltimore MD 21207 21207

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- *
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME Nancy C. Vignati NAME John A. Vignati
Address 1719 Newcastle Rd Address 1714 Newcastle Rd
Baltimore MD 21207 Baltimore MD 21207

NAME William G. Palmer NAME Larry M. Palmer Jr.
Address 1706 Newcastle Rd Address 1714 Newcastle Rd
Baltimore MD 21207 Baltimore MD 21207

NAME Terence W. Widen NAME W. E. Adams
Address 1710 Newcastle Rd Address 1808 Newcastle Rd
Baltimore MD 21207 Baltimore MD 21207

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- *
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME James Russell NAME Jeff Russell
Address 1803 Newcastle Rd Address 1803 Newcastle Rd
Baltimore MD 21207 Baltimore MD 21207

NAME John B. Russell NAME Elizabeth K. Schwind
Address 1803 Newcastle Rd Address 1815 Newcastle Rd
Baltimore MD 21207 Baltimore MD 21207

NAME Christina M. Schwind NAME William L. Schwind
Address 1805 Newcastle Rd Address 1807 Newcastle Rd
Baltimore MD 21207 Baltimore MD 21207

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- *
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME Catherine Swoboda NAME Miss Ed. Schaefer
Address 1704 Newcastle Rd Address 7125 Fairbrook Rd
21207 21207

NAME James D. Hohl NAME Ed. J. Schaefer
Address 1702 Newcastle Rd Address 7125 Fairbrook Rd
Baltimore MD 21207 21207

NAME Mary J. Weber NAME Nancy J. Weber
Address 7123 Fairbrook Rd Address 7130 Fairbrook Rd
21207 21207

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- *
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME Dawn L. Cleary NAME Robert M. Cleary
Address 1906 Brookdale Rd Address 1914 Brookdale Rd
Baltimore MD 21207 Baltimore MD 21207

NAME Norma Daniels NAME Edward Daniels
Address 1906 Brookdale Rd Address 1906 Brookdale Rd
21207 21207

NAME Joseph F. Dinning NAME Patricia Dinning
Address 1905 Brookdale Rd Address 1905 Brookdale Rd
21207 Baltimore MD 21207

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- *
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME David M. Hyl NAME Angela Hyl
Address 1718 Newcastle Rd Address 1716 Newcastle Rd
21207 21207

NAME Joseph A. McManis NAME James J. McManis
Address 1716 Newcastle Rd Address 1716 Newcastle Rd
21207 21207

NAME Chris L. Hyl NAME James M. Collins
Address 1716 Newcastle Rd Address 1708 Newcastle Rd
21207 Baltimore MD 21207

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- *
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME George A. Hyl NAME Larry J. Hyl
Address 1912 Brookdale Rd Address 1912 Brookdale Rd
Baltimore MD 21207 Baltimore MD 21207

NAME John J. Hyl NAME Josephine Hyl
Address 1910 Brookdale Rd Address 1914 Brookdale Rd
Baltimore MD 21207 Baltimore MD 21207

NAME William S. Dinning NAME James L. Dinning
Address 1910 Brookdale Rd Address 1927 Greenway Rd
Baltimore MD 21207 Baltimore MD 21207

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME Thomas M. Morgan NAME Mrs. Frank Hurst
Address 1927 Thurgate Rd. Address 1911 Brookdale Rd.
Baltimore Md. 21207 Baltimore Md. 21207

NAME Mary J. Lawrence NAME J.D. Lacey
Address 1913 Brookdale Rd. Address 1913 Brookdale Rd.
Baltimore Md. 21207 Baltimore Md. 21207

NAME John M. Morley NAME William Robinson
Address 1918 Brookdale Rd. Address 1918 Brookdale Rd.
Baltimore Md. 21207 Baltimore Md. 21207

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME Ronald R. Minner NAME Chuck Minner
Address 1809 Newcastle Rd. Address 1809 Newcastle Rd.
Baltimore Md. 21207 Baltimore Md. 21207

NAME Robert J. Minner NAME Edna P. Minner
Address 1809 Newcastle Rd. Address 1809 Newcastle Rd.
Baltimore Md. 21207 Baltimore Md. 21207

NAME Harold A. Minner NAME Wendy Russell
Address 1809 Newcastle Rd. Address 1809 Newcastle Rd.
Baltimore Md. 21207 Baltimore Md. 21207

Dr. L. L. L. L.
7110 Chamberlain Rd.
Baltimore, Md.
21207

Jamela J. J.
712 Chamberlain Rd.
Baltimore Md. 21207

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME James Morley NAME James Morley
Address 1918 Brookdale Rd. Address 1918 Brookdale Rd.
Baltimore Md. 21207 Baltimore Md. 21207

NAME John Robinson NAME Sandra Bury
Address 1920 Brookdale Rd. Address 1918 Brookdale Rd.
Baltimore Md. 21207 Baltimore Md. 21207

NAME Louise J. Bury NAME Kelly Singer
Address 1919 Brookdale Rd. Address 1921 Brookdale Rd.
Baltimore Md. 21207 Baltimore Md. 21207

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME Steven R. Singer NAME Joe Calante
Address 1921 Brookdale Rd. Address 7211 Fiddlers Rd.
Baltimore Md. 21207 Baltimore Md. 21207

NAME John E. Ernst NAME John C. Chabert
Address 1913 Brookdale Rd. Address 1923 Brookdale Rd.
Baltimore Md. 21207 Baltimore Md. 21207

NAME Linda Shuck NAME Donald J. Shuck
Address 1928 Brookdale Rd. Address 1928 Brookdale Rd.
Baltimore Md. 21207 Baltimore Md. 21207

- * In Re Proposed Change
- * in Zoning Classification
- * of Open Field
- * Case No: 84-85 SPH

PETITION

The Undersigned hereby object to the proposed change in zoning classification to permit the use of an open field located immediately west of Chadwick Manor Shopping Center, North Rolling Road and Security Boulevard, for increased parking facilities.

NAME John H. Sherry NAME Edward A. Madern
Address 7222 Fairbrook Rd. Address 7126 Fairbrook Rd.
Baltimore Md. 21207 Baltimore Md. 21207

NAME John B. Berman NAME Ryan Kottman
Address 1766 Thurgate Rd. Address 7129 Fairbrook Rd.
Baltimore Md. 21207 Baltimore Md. 21207

NAME Michael H. Hines NAME John Kottman
Address 1766 Thurgate Rd. Address 7129 Fairbrook Rd.
Baltimore Md. 21207 Baltimore Md. 21207

Elizabeth J. J.
7110 Chamberlain Rd.
Baltimore Md. 21207

Barbara R. Woodstein
7110 Chamberlain Rd.
Baltimore Md. 21207

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

Sept 15 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION SPECIAL HEARING
48273

was inserted in the following:

☐ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 17 day of September 1983, that is to say,
the same was inserted in the issues of

September 15, 1983

PATUXENT PUBLISHING CORP.

By J. J. J.

Chadwick Manor Shopping Center
c/o Paul S. Smeton
700 Fairmount Avenue
Towson, Maryland 21204

NOTICE OF HEARING
Re: Petition for Special Hearing
NW/S Newcastle Rd., 441' NW of
Fairbrook Rd.
Chadwick Manor Shopping Center - Petitioner
Case No. 84-85-SPH

TIME: 11:00 A.M.
DATE: Tuesday, October 4, 1983
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
404-3353

ARNOLD JABLON
ZONING COMMISSIONER

September 26, 1983

Chadwick Manor Shopping Center
c/o Anthony P. Rubino, Vice President
700 Fairmount Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
NW/S Newcastle Rd., 441' NW of
Fairbrook Rd.
Chadwick Manor Shopping Center - Petitioner
Case No. 84-85-SPH

Dear Sir:

This is to advise you that \$72.45 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 121555

DATE 9/30/83 ACCOUNT R-01-615-000

AMOUNT \$72.45

RECEIVED FROM Chadwick Manor Shopping Center

FOR Advertising & Posting Case #84-85-SPH

C 115*****724510 403-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119319

DATE 9/29/83 ACCOUNT D1-615-000

AMOUNT \$100.00

RECEIVED FROM Chadwick Manor Shopping Center

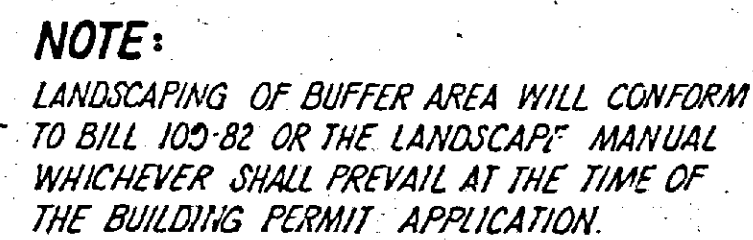
FOR Filing for 4th Item 16

(18)C11*****1000010 \$29-A

VALIDATION OR SIGNATURE OF CASHIER

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

CERTIFICATE OF PUBLICATION OF



7" PINUS STROBUS (EASTERN WHITE PINE) - 4'-6' IN HEIGHT,
25' CENTER TO CENTER; APPROX. QUANTITY = 8G
(MIN. REQ'D = 6G; 70% OF 8G TREES REQ'D)

8" GROUND COVER
COTONEASTER DAMMERI (BEARBERRY)
PACHYSANDRA (JAPANESE SPURGE)
* VINCA MINOR (PERIWINKLE)
JUNIPERUS HORIZONTALIS (WAUKEGAN JUNIPER)
GRASS 50D
* GROUND COVER TO BE SELECTED FROM LISTED VARIETIES
OR ACCEPTABLE SUBSTITUTE. SPACING VARIABLE.

9" ABELIA GRANDIFLORA (GLOSSY ABELIA)
4' IN HEIGHT (APPROXIMATE) 4' CENTER TO CENTER
(APPROX/MATE QUANTITY- 50)

NOTE:
ALL TREES TO BE STAKED AND TIED AS NEEDED. TREE
AND SHRUB AREAS TO BE MULCHED A MINIMUM 4"
DEPTH WITH: PINEBARK, TANROT OR ACCEPTABLE MATERIAL

1. TOTAL AREA OF SITE EQUALS 14.0239 ACRES.
2. EXISTING ZONING OF SITE - "BL-CNS" (11.7637 ACRES) AND "DR-5.5" (2.2552 ACRES).
3. EXISTING USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER" (BL-CNS AREA) AND "VACANT LAND (DR-5.5 & BL-CNS).
4. PROPOSED USE OF SITE - "NEIGHBORHOOD SHOPPING CENTER & OFFICES" (BL-CNS AREA) & OFF-STREET PARKING (DR-5.5 AREA).
5. OFF-STREET PARKING DATA
 - A. EXISTING RETAIL FLOOR AREA = 63,214^{sq} REQUIRING 3111 SPACES.
 - B. EXISTING BANK & MEDICAL AREA = 6,588^{sq} REQUIRING 22 SPACES.
 - C. EXISTING RESTAURANT AREA = 4,428^{sq} REQUIRING 88 SPACES.
 - D. PROPOSED RETAIL FLOOR AREA (INCLUDING MALL) = 30,902^{sq} FT. REQUIRING 154.5 SPACES (1/500th).
 - E. PROPOSED OFFICE AREA 2ND FLOOR = 25,108^{sq} FT. REQUIRING 50.2 SPACES (1/500th).
 - F. TOTAL SPACES REQUIRED = 356.4 = 357 SPACES.
 - G. TOTAL SPACES PROPOSED = 724 SPACES.
6. SITE IS LOCATED IN THE DEAD RUN - GWYNNS FALLS DRAINAGE AREA.
7. PUBLIC UTILITIES EXIST AT THE SITE.

1. ONLY PASSENGER VEHICLES WILL USE THE PARKING AREA. BUSES AND TRUCKS WILL NOT BE ALLOWED.
2. THERE WILL BE NO LOADING OR SERVICE BAYS WITHIN THE RESIDENTIAL AREA.
3. LIGHTING WILL NOT BE DIRECTED TOWARDS RESIDENTIAL USE PROPERTIES AND WILL BE USED ONLY DURING HOURS OF POOR VISIBILITY AND IN THE EVENING DURING THE HOURS OF OPERATION OF THE CENTER, (6:00 A.M TO MIDNIGHT DAILY)
4. SCREENING WILL BE PROVIDED WHERE THOSE PARKING AREAS FACE RESIDENTIAL USE PROPERTIES.
5. ALL PARKING AREAS WILL BE PAVED AND PROPERLY DRAINED.
6. MAINTENANCE OF THE PARKING AREAS WILL BE PROVIDED BY THE CENTER OWNERS.

FOR

ELECTION DISTRICT NO. 1
SCALE 1"=50'

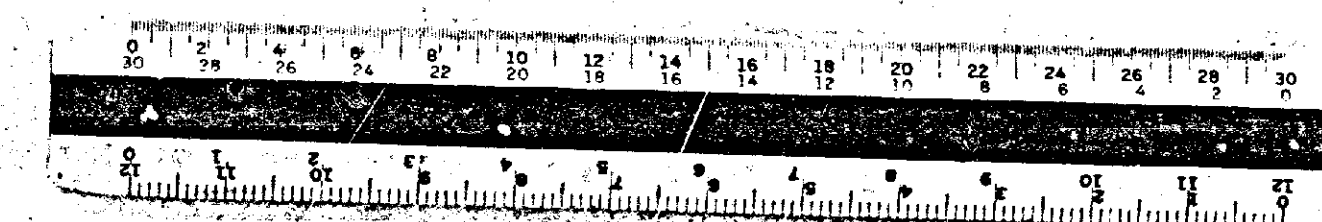
BALTIMORE COUNTY, MD.

JUNE 22, 1983

REVISÉ: SEPT. 1, 1921

SEPT. 30, 1951

PETITIONER'S EXHIBIT N^o 1



JO # 01-66103